Appendix E - Desktop Included Sites



This appendix contains sites identified by the Borough Council as having 'potential' for housing through the Strategic Housing Land Availability Assessment. The densities and developable site areas are indicative and would be subject to full assessment if they should be brought forward through planning applications or a Core Strategy site allocations DPD.

All maps subject to Crown Copyright 2009, Licence Number 100019690

Non - Submitted Sites - Included

0-5 years

Site Reference	Source	Site Name	Site Address	Settlement	Area Ha (Unconst rained)	Developable Site Area	Theoretical Potential	On-site/ landowner estimate of potential	Final net estimate of potential
4/01/0016	Pre Application Discussion	125 Littlemoor Road	125 Littlemoor Road	Weymouth	0.07	0.07	4.2	8	3
4/02/0012	Pre-Application Discussion	Weymouth railway station forecourt	King Street	Weymouth	0.54	0.15	18	18	18
4/02/0018	Pre Application Discussion	15 Carlton Road North	15 Carlton Road North	Weymouth	0.05	0.05	6	6	5
4/03/0030	Pre-Application Discussion	83 Sutton Road	83 Sutton Road	Weymouth	0.19	0.19	5.7	5	5
4/03/0032	Pre Application Discussion	9/11 Winslow Road	9/11 Winslow Road	Weymouth	0.15	0.15	4.5	2	1
4/03/0033	Pre Application Discussion	71 Preston Road	71 Preston Road	Weymouth	0.11	0.11	6.6	5	6
4/03/0034	Pre Application Discussion	218b Preston Road (Rear Michelangelo)	218b Preston Road (Rear Michelangelo)	Weymouth	0.1	0.1	6	5	4
4/04/0007	Pre Application Discussion	2 Symonds Close	2 Symonds Close	Weymouth	0.04	0.04	2.4	1	1
4/04/0009	Pre Application Discussion	Radipole Court	Radipole Court, Fernhill Avenue	Weymouth	1.11	1.11	67	124	64
4/05/0021	Pre Application Discussion	25 Easton Street	25 Easton Street	Portland	0.01	0.01	2.4	2	2
4/07/0015	Pre-Application Discussion	Marpol Tanks	Castle Road	Portland	0.58	0.58	34.8	35	35
4/07/0016	Pre Application Discussion	New Star Inn	115 Fortuneswell	Portland	0.02	0.02	2.4	3	3
4/08/0026	Pre Application Discussion	Land at The Maples	Laurel Lane	Weymouth	0.08	0.08	2.4	3	3
4/09/0011	Pre Application Discussion	3a Abbotsbury Road	3a Abbotsbury Road	Weymouth	0.02	0.02	1.2	4	3
4/09/0012	Pre Application Discussion	Labour Club	Southview Road	Weymouth	0.05	0.05	3	3	3

Appendix E – Desktop Included Sites

4/10/0003	Pre-Application Discussion	Fairways Court	Bedford Road	Weymouth	0.82	0.82	49.2	30	30
4/11/0012	Pre-Application Discussion	Rochester Court	Radipole Lane	Weymouth	1.23	1.23	73.8	36	36
4/12/0013	Pre Application Discussion	1A Manor Road	1A Manor Road	Weymouth	0.18	0.18	5.4	1	1
4/12/0015	Planning Application Refused	487, Radipole Lane	487, Radipole Lane	Weymouth	0.05	0.05	3	1	0
4/13/0007	Pre Application Discussion	75 St Leonards Road	75 St Leonards Road	Weymouth	0.03	0.03	1.8	2	1
4/14/0013	Planning Application Refused	81, Buxton Road	81, Buxton Road	Weymouth	0.23	0.23	13.8	2	2
4/15/0012	Pre Application Discussion	Land r/o 132 High Street	Land r/o 132 High Street	Weymouth	0.11	0.11	6.6	1	4
4/15/0013	Pre Application Discussion	Land adj 15 Cunningham Close	Land adj 15 Cunningham Close	Weymouth	0.02	0.02	1.2	1	1
4/15/0014	Pre Application Discussion	77/77A Portland Road	77/77A Portland Road	Weymouth	0.01	0.01	0.6	1	1
4/15/0015	Pre Application Discussion	2 Courtauld Drive	2 Courtauld Drive	Weymouth	0.11	0.11	3.3	3	3
4/15/0016	Pre Application Discussion	The Lookout	Westhill Road	Weymouth	0.01	0.01	0.6	1	1
Total units	_			_			307.9	285	218

Desktop Included Sites Submitted 2008		Weymouth & Portland Borough Council			
		Site Reference Numb	er:	4/01/0016	
35045 47		Site Name 125 Littlem		moor Road	
		Site Address	125 Little	moor Road	
		Unconstrained Site A	rea (ha)	0.07	
		Developable Site Area	a (ha)	0.07	
Holzwickede			Littlemoo	r	
Court Court		Previously Developed Land?		Yes	
© Crown helpright 2009 All rights reserved. Weymouth and Pertland Borough Council Licence Number 1000 19690.		Current Land Use		and garden	
Planning Status					
Planning History	Part of wider permission	on for the erection of 39 flats 07/00105/FULMAJ			
Current Planning Status	Pre-application discuss	sion			
Ownership	Single ownership				
Constraints				Mitigation	
Topography/Ground Condition	Level site			None	
Flood Risk	Low flood risk			None	
Access	Access proposed off Li	ttlemoor Road		None	
Contamination	Unknown			None	
Existing Infrastructure	Domestic infrastructure already serving site			None	
Townscape/Character Adjacent Uses	nscape/Character Adjacent New built developme			Reduce height of building to respect building line of new adjacent development and reduce visual impact.	

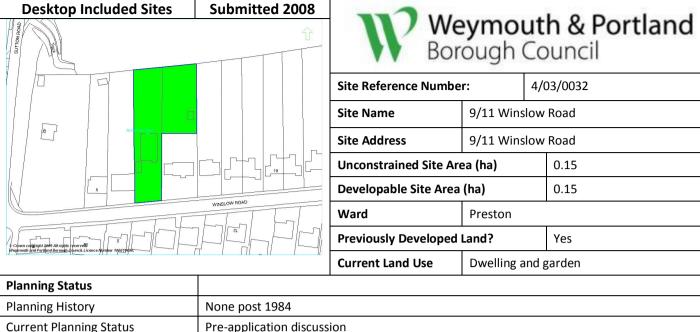
	•				
Relevant Planning Policy	Within Developme	nt Boundary			
	•				
Availability	Yes – Owner intention known through pre-application discussions				
Suitability	Yes – Site presents	an opportunity for continuation of exist	ting units adjacent		
Achievability	Yes – Recent develo	opment adjacent indicates redevelopme	ent on this site is a viable option		
Estimate of Potential (gross)	4 Units	Potential Density	57 dph		
		·	<u>.</u>		
Conclusion	A deliverable site within 5 years subject to the agreement of a reduced level of capacity.				

Desktop Included Sites	Submitted 2008		C Koamon oppranten een o	.1
El Sub Sta		Bo	rough (ith & Portland Council
		Site Reference Numb	er:	4/02/0018
		Site Name	15 Carlton	Road North
Feedbackgee		Site Address	15 Carlton	Road North
		Unconstrained Site Area (ha)		0.05
		Developable Site Area (ha)		0.05
3	4 45	Ward	Melcombe	Regis
© Crown Copyright 2009 Art Light's reserved. Weymouth and Perdinja His outh Council Licence Number 1000 5000.		Previously Developed Land?		Yes
welmoun uner a augustia contri contri cicarce rennues i que parec		Current Land Use	Dwelling ar	nd garden
Planning Status				
Planning History	Site part of previous granted planning permission for conversion of convent building			
Current Planning Status	Pre-application discussion			
Ownership	Single Ownerhip			

Constraints			Mitigation	
Topography/Ground Condition	Trees present, level site.	Tree survey required, removal of trees must be justified and replacement planting included.		
Flood Risk	Low flood risk		None	
Access	Access off Carlton Road North		None	
Contamination	None		None	
Existing Infrastructure	Domestic infrastructure serving site improvements	None		
Townscape/Character Adjacent	Residential units adjacent of betwe	Scale and massing important		
Uses	Two storey dwelling to north		consideration.	
Relevant Planning Policy	Within the Development Boundary	,		
Availability	Yes - Owner intention known throu	ıgh pre-application discussi	ons	
Suitability	Yes – Existing building does not contribute greatly to the character of the area, the principl of flat development in this area is supported			
Achievability	Yes – Redevelopment in this location	on is viable.		
Estimate of Potential (gross)	6 Units Po	otential Density	120 dph	

Desktop Included Sites	Submitted 2008			
		Bo	eymo u rough (ith & Portland Council
		Site Reference Number: 4/		4/03/0030
		Site Name	83 Sutton R	load
State Tresconts	Command Comman	Site Address	83 Sutton F	load
Brotheriv		Unconstrained Site Area (ha)		0.19
biometry (Courtel	Developable Site Area (ha)		0.19
Tie Vikasi		Ward	Preston	
		Previously Developed Land?		Yes
© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Compell Licence Number 100(1949).	NOW NOW	Current Land Use	Residential	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	Pre-application discuss	sion		
Ownership	Single ownership			

Constraints			Mitigation	
Topography/Ground Condition	Site slopes west to east in valley	None		
Flood Risk	Low flood risk, although flood z proximity to the north and wes		None	
Access	Access off Sutton Road		No alternative access possible	
Contamination	Unknown		Would need further investigation	
Existing Infrastructure	Site is served by existing service	es, may require improvements	None	
Townscape/Character Adjacent Uses	Close proximity to river Jordan. TPO. Conservation Area, large d	The setting of the conservation area would require good design		
Relevant Planning Policy	Partly outside the Development Surface Water Catchment Area, within Important Open Gap.			
Availability	Yes – Owner intention known th	nrough pre-application discussion	ons	
Suitability	Yes – Opportunity to improve the character of the area			
Achievability	Yes – Attractive location for dev	velopment, high market deman	d for housing in this area	
		T	1	
Estimate of Potential (gross)	5 Units	Potential Density	26.3 dph	
Conclusion	A deliverable site			



Current Planning Status	Pre-application discussion			
Ownership	Single ownership			
Constraints			Mitigation	
Topography/Ground Condition	Existing built footprint east to west. Some tre	Trees to be conserved on site or replaced where appropriate.		
Flood Risk	Low flood risk		None	
Access	Access can be provided	d from Winslow Road	None	
Contamination	None		None	
Existing Infrastructure	Domestic infrastructur	e already serves the site	None	
Townscape/Character Adjacent Uses	Mix of bungalows and dwellings further away	Given profile and visual impact of two storey dwellings, reduced height of development necessary		
Relevant Planning Policy	Within the Developme	nt Boundary		
Availability	Yes - Owner intention	known through pre-application discussi	ons	
Suitability	Yes - Brownfield site, w	vithin accessible walking distance of pu	blic transport and local services	
Achievability	Yes - The economic via for housing the most d	bility of possible alternative uses of the lesirable option	e site makes developing the site	
Estimate of Potential (gross)	2 Units	Potential Density	13 dph	

Desktop Included Sites	Submitted 2008		n Nacamana and a salah menangan	1 0 0 1 1
	Weymouth & Portland Borough Council			
Sinks		Site Reference Numb	oer: 4,	/03/0033
		Site Name	71 Preston R	oad
Accretion Segan 45	Site Address	71 Preston R	oad	
		Unconstrained Site Area (ha)		0.11
		Developable Site Area (ha)		0.11
+		Ward	Preston	
© Cryon Copyright 2000 All rights Tessaryed. Willymouth and ffortighed Bordrugh Council Lie Inc. Planther 100010000.		Previously Developed Land?		Yes
weggeous and the agent on agent constitutive resumes 1000 1200.	// / 	Current Land Use	Dwelling and	garden
Planning Status		•	•	
Planning History	Planning application 85/00259/OUT			
Current Planning Status	Pre-application discussion			
Ownership	Single ownership			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Part of site within EA flood zones 2 & 3	Subject to sequential test
Access	Access off Preston Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serving site	Would require improvements
Townscape/Character Adjacent Uses	Mid 20 th century bungalow. Immediate area mainly residential with a mix of housing types. Some suburban development occupying smaller plots and more recent higher density flat and housing development towards Overcombe Corner.	Development must reflect scale, size and setting of existing area.

Relevant Planning Policy	Within the Development Boundary, adjacent Local Open Space				
Availability	Yes - Owner intention known through pre-application discussions				
Suitability	Yes – Opportunity to improve the character of the area				
Achievability	Yes - The economic for housing the mos	viability of possible alternative uses of t st desirable option	the site makes developing the site		
Estimate of Potential (gross)	5 Units	Potential Density	45 dph		
Conclusion	A deliverable site within 5 years				

Desktop Included Sites	Submitted 2008		T. Kranton esperante en entre	.1 .0 .0 .1 .1
	#T08	Bo	eymoi rough (uth & Portland Council
B 30 30 AL ALL ALL ALL ALL ALL ALL ALL ALL ALL		Site Reference Number: 4/0		4/03/0034
	Manor	Site Name	218b Prest	on Road
Cobays Co		Site Address	218b Prest	on Road (Rear Michelangelo's)
		Unconstrained Site Area (ha)		0.10
WOTEP!	1 TALLOGE	Developable Site Area (ha)		0.10
a) FISHERBRIDGE 3	PE	Ward	Preston	
Stayon copyright 2009 All ringles resorved. Pig Sta		Previously Developed Land?		Yes
1999 modely grant of spirits and algorithms to the spirits and		Current Land Use	Vacant lan	d/garden to rear of restaurant
Planning Status				
Planning History	None for residential			
Current Planning Status	Pre-application discussion			
Ownership	Single ownership			

Constraints		Mitigation
Topography/Ground Condition	Generally level site, land consists of restaurant parking and grassed yard area	None
Flood Risk	Low flood risk	None
Access	Constrained by pedestrian crossing	Developer to pay for costs incurred with altering the highway
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving rear yard	None
Townscape/Character Adjacent Uses	Site adjoins conservation area. Low level cottages to the west set down from the site.	Elevations and good design key given the setting of the adjoining properties.

Relevant Planning Policy	Within the Develop	ment Boundary	Within the Development Boundary			
Availability	Yes – Owner intenti	on known through pre-application discu	ssions			
Suitability	Yes – Site offers ger	nuine backland development opportunit	у			
Achievability	Yes – subject to overcoming access from Preston Road, parking provision and internal layout issues which will constrain site capacity.					
Estimate of Potential (gross)	4 Units	Potential Density	40 dph			
	<u> </u>	•	·			
Conclusion	A deliverable site w provide vehicular ad	ithin 5 years subject to successful resoluccess to site	ition of moving pelican crossing to			

Desktop Included Sites	Submitted 2008			
LL.		WE	Neymo i Borough	uth & Portland Council
		Site Reference Nu	ımber:	4/04/0007
, in		Site Name	2 Symond	s Close
		Site Address	2 Symond	s Close
		Unconstrained Sit	te Area (ha)	0.04
	State 123	Developable Site	Area (ha)	0.04
*	900/18	Ward	Radipole	I
	2	Previously Develo	ped Land?	
ocyonic copyrigate rows na inglis reserved. Weshpolati and Fertimal Bereath Council Exerce flamber, 560019690.		Current Land Use	Dwelling a	and garden
Planning Status		L		
Planning History	Planning consent for e	rection for two-stor	ey extension	
Current Planning Status	Pre-application discuss	Pre-application discussion to alter and extend to form two houses		
Ownership	Single ownership			
	,			_
Constraints	Mitigation			
Topography/Ground Condition	Level site			None
Flood Risk	Within EA flood zone 2	2		None
Access	Access off Symonds Cl	ose		None
Contamination	Unknown			Would need further investigation
Existing Infrastructure	Domestic infrastructur	re is already provide	d on site	None
Townscape/Character Adjacent Uses	Character of area is re subdivision of dwelling floorspace.		_	, Would require moderate increase in the level of accommodation.
Relevant Planning Policy	Within Development E	Boundary		
Availability	Yes – Owner intention	known through pre	-application disc	ussions
	I.	<u>- · · · · · · · · · · · · · · · · · · ·</u>		
Suitability	Yes – the scope for subdivision of the existing property into two separate dwellings is supported.			
Achievability	Yes – subject to appropriate design and layout.			
Estimate of Potential (gross)	1 Unit Potential Density 25 dph			

Desktop Included Sites	Desktop Included Sites Submitted 2008		Weymouth Borough Co			
		Site Reference Number	er: 4	/04/0009		
an+ 12 111		Site Name	Radipole Cou	ırt		
Accepted Super	No.	Site Address	Radipole			
	Cont.	Unconstrained Site Ar	ea (ha)	1.11		
		Developable Site Area	(ha)	1.11		
	Parent Sta	Ward	Radipole			
		Previously Developed	Land?	Yes		
© Celyn copylight 2009 All keltis God kryst. They thinking and Fee Sand Bor of the Copyrite LE 450 & Nathon of Nath Spelip.	4/ 4/ 1	Current Land Use	Sheltered ho	using		
Planning Status		l	<u> </u>			
Planning History	None for residential	None for residential				
Current Planning Status	Pre-application discuss	Pre-application discussion				
Ownership	Local Housing Association					
	•					
Constraints	Mitigation					
Topography/Ground Condition	Level site	None				
Flood Risk	Low flood risk	Low flood risk				
Access	-	Potential for variety of points of access including Dorchester Road and Fernhill Avenue				
Contamination	Unknown	Unknown				
Existing Infrastructure	Site is already served b	y existing infrastructure		None		
Townscape/Character Adjacent Uses	Within densely residential area north of Weymouth Town Centre. Largely flat development and terraces subdivided into flats. Site bounded by highway on three sides.					
Relevant Planning Policy	Within Development B	oundary, adjacent to Co	nservation Are	a		
Availability	Yes – Owner intention	known through pre-app	lication discuss	ions		
Suitability			•	operty on main bus corridor to I GP surgeries at Lodmoor. Hill.		
Achievability	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option. Redevelopment would improve the character of the existing area and improve street frontages.					
Estimate of Potential (gross)	124 Units	Potential Der	nsity	112 dph		

Desktop Included Sites	Submitted 2008	Weymouth & Portland Borough Council			
PH		Site Reference Number	er:	4/05/0021	
, , , , , , , , , , , , , , , , , , ,	PH	Site Name	25 Easton S	Street	
Act of the second	365	Site Address	25 Easton S	Street	
661	TREET	Unconstrained Site Ar	ea (ha)	0.01	
	EASTON STREET	Developable Site Area	ı (ha)	0.01	
Shel	[m ω ½	Ward	Tophill Eas	t l	
To Grown good All rights reserved		Previously Developed	Land?	Yes	
<u>ментор</u> то городно вы осида сменса. Licence натым эмидующе.		Current Land Use	Dwelling/sl	пор	
Planning Status					
Planning History	None for residential				
Current Planning Status	Pre-application discuss	re-application discussion			
Ownership	Unknown				
Constraints	Mitigation			Mitigation	
Topography/Ground Condition	Level site	None			
Flood Risk	Low flood risk	None			
Access	Side access to 27 & 29	Easton Street		None	
Contamination	Unknown	Unknown			
Existing Infrastructure	Site is already served b	y existing infrastructure		None	
Townscape/Character Adjacent Uses		, property fronting busy tial and commercial pred lanning policy			
Relevant Planning Policy	Within Development B	oundary, within Conserv	ation Area		
Availability	Yes – Owner intention known through pre-application discussions				
Suitability	Yes – Brownfield site with no overriding constraints, property on main bus corridor through Portland. Close to services and amenities.			ty on main bus corridor through	
Achievability	Yes - The economic via housing a desirable op		of the site m	akes developing the site for	
Estimate of Potential (gross)	2 Units	Potential Der		200 dph	

Achievability

Conclusion

Estimate of Potential (gross)

Desktop Included Sites Submitted 2008		Weymouth & Portland Borough Council			
El Sub Sta		Site Reference Number	er:	4/07/0015	
	+ 14.3m	Site Name	Former Ma	rpol Tanks	
Magnetin	Medical	Site Address	Castle Road	d	
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Centre	Unconstrained Site Ar	ea (ha)	0.58	
Tennis Courts		Developable Site Area	(ha)	0.58	
	LB	Ward	Underhill	1	
		Previously Developed	Land?	Yes	
© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council. Licence Number 100019690.	+ 16.8m	Current Land Use	Fuel Storag	e Tanks	
Planning Status		I	ı		
Planning History	None for residential us	e			
Current Planning Status	Pre-application discussion				
Ownership	Single				
Constraints				Mitigation	
Topography/Ground Condition	Site slopes east to wes	t		None	
Flood Risk	Low flood risk			None	
Access	Access off Castle Road	and Lerret Road		None	
Contamination	Potential land contami storage	nation from current use	as fuel	Would need further investigation	
Existing Infrastructure	No domestic infrastruc	ture serving site		Would need improvements	
Townscape/Character Adjacent Uses	Prominent visual locati helicopter station	on. Adjacent to Osprey (Quay,	None	
Relevant Planning Policy	Within Development B	oundary, Major Employr	ment Commit	ment	
Availability	Yes – Intention from la	ndowner to develop for	housing		
Suitability	Yes – Large development site set within large area of regeneration, no overriding policy constraints				

Potential Density

58.6 dph

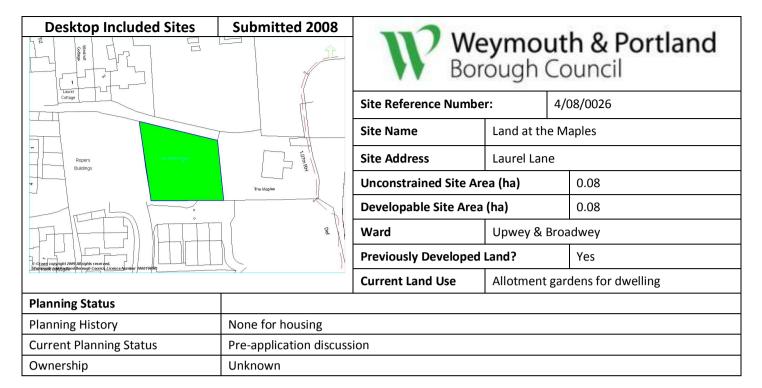
Yes – Attractive location for development

A deliverable site within 5 years

35 Units

Desktop Included Sites	Submitted 2008				
10 10 10 10 10 10 10 10 10 10 10 10 10 1	16 16 17 17 17 17 17 17 17 17 17 17 17 17 17	Bo	eymo rough	uth & Portland Council	
Manor Place 6 PH		Site Reference Numb	er:	4/07/0016	
		Site Name	New Star	Inn	
20 10 10 10 10 10 10 10 10 10 10 10 10 10	2 10 Hatcher 45.4m		115 Fortu	neswell	
The Stables		Unconstrained Site A	rea (ha)	0.02	
		Developable Site Are	a (ha)	0.02	
	101 To	Ward	Underhill		
4,4,4	6 4	Previously Developed	Land?	Yes	
© Croint Copyright 2009 All rights reserved. Wegmouth, and Popularia Box outs Council. Licence Number 10005900.		Current Land Use		of public house	
Planning Status			1	,	
Planning History	None				
Current Planning Status	Pre-application discuss	Pre-application discussions			
Ownership	Single ownership				
Constraints		Mitigation			
Topography/Ground Condition	Site slopes down from Fortuneswell			None	
Flood Risk	Low flood risk	None			
Access	Narrow access off Mall	Narrow access off Mallams			
Contamination	Unknown	Unknown			
Existing Infrastructure	Existing domestic infra	structure already servin	g site	None	
Townscape/Character Adjacent Uses	Site to the rear of publ terraced properties.	Site to the rear of public house. Site surrounded by dense terraced properties.			
Г	T				
Relevant Planning Policy	Within Development B	Soundary, within Conser	vation Area		
Availability	Yes – Owner intention	known through pre-app	olication disc	ussions	
Suitability	Yes - This brownfield site has the potential for redevelopment and is within close proximity to public transport routes. Redevelopment also has the potential to improve the character of the conservation area.				
Achievability	Yes - The economic via housing a desirable op	_	of the site n	nakes developing the site for	
Estimate of Potential (gross)	3 Units	Potential De	nsity	150 dph	
Conclusion	A deliverable site within	in 5 years			
Conclusion	A deliverable site within 5 years				

Constraints



Mitigation

Topography/Ground Condition	Generally level site	None			
Flood Risk	Low flood risk	None			
Access	Narrow single lane access from Road	Potential for access off new development to the south			
Contamination	None		None		
Existing Infrastructure	Unknown		Would need further investigation		
Townscape/Character Adjacent Uses	Land forms part of garden of r being used as an allotment. Pl along perimeter. Dwellings im low density detached. New bu the south consisting of semi d properties.	None			
Relevant Planning Policy	Within the Development Bour	ndary, within Conservation Area			
Availability	Yes – Owner intention known	through pre-application discussion	ons		
Suitability	Yes – This brownfield site has the potential for redevelopment and is within close proximity to public transport routes.				
Achievability	Yes – The economic viability o housing a desirable option	f the existing use of the site make	es developing the site for		
Estimate of Potential (gross)	3 Units	Potential Density	37.5 dph		
Conclusion	A deliverable site within 5 year	wo.			
CONCIUSION	A deliverable site within 5 years				

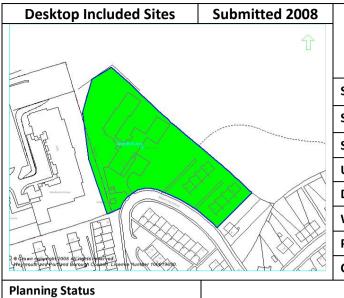
Desktop Included Sites	Submitted 2008		7 VA/-		.1.	0 D- 111
14	7,6m PODURY RI	1	Bor	ymoi ough (Itr	a & Portland uncil
	ABBOTSBURY R	Site Ref	erence Numbe	r:	4/09	/0011
+7.3m	61 1	Site Nar	ne	3a Abbotsk	oury F	Road
	og gete	Site Add	dress	3a Abbotsk	oury F	Road
	/ /// 5	Uncons	trained Site Are	ea (ha)	(0.02
8		Develop	able Site Area	(ha)	(0.02
		Ward		Westham I	East	
O CORNIC CONTINUE PARA ANTINON Y CONTINUE ANTINON Y		Previou	sly Developed	Land?	,	Yes
1 statement and a major partial definite reserve transfer 1000 sound	P 1	Current	Land Use	Dwelling a	nd ga	rden
Planning Status						
Planning History	Planning application 08	8/00081/F	UL for the erec	tion of 5 flat	ts wit	hdrawn
Current Planning Status	Pre-application discussion					
Ownership	Single ownership					
Γ	T					
Constraints		Mitigation				Mitigation
Topography/Ground Condition	Level site				1	None
Flood Risk	Low flood risk					None
Access	No vehicular access to the rear	front of p	roperty, parkin	g allocated t	1 0:	None
Contamination	Unknown					Would need further nvestigation
Existing Infrastructure	Site already served by further expansion	existing in	frastructure, w	ould require	1 9	None
Townscape/Character Adjacent Uses	Adjacent commercial p Rodwell Trail to rear	properties	fronting Abbot	sbury Road.	١	None
Relevant Planning Policy	Within Development B	Boundary				
A		In a C			:	_
Availability	Yes – Owner intention	known th	rougn pre-appl	ication discu	ission	S
Suitability	Yes – This brownfield site has the potential for redevelopment and is within close proximity to public transport routes.					
Achievability	The economic viability of the existing use of the site makes developing the site for housing a desirable option					
	T	Γ	.	••		200 1 1
Estimate of Potential (gross)	4 Units		Potential Den	sity		200 dph

Desktop Included Sites Sherbock Court	Submitted 2008 Sherijck Court	W Bor	eymou rough (th & Portland
		Site Reference Number	er:	4/09/0012
P29 929			Labour Clu	0
			Southview	Road
FRANKIN		Unconstrained Site Ar	ea (ha)	0.05
2 D D D D D D D D D D D D D D D D D D D		Developable Site Area	ı (ha)	0.05
88	Allotment	Ward	Westham E	ast
© Eronn Conviliant Rees At Linets Less evens	Gardens	Previously Developed	Land?	Yes
c From Forgriffit 1969-AL taging resolved. Whymouth and Perspand Borguig County, Licence Namber (1880-1969).		Current Land Use	Social Club	1
Planning Status			1	
Planning History	Planning application pending 09/00506/FUL for demolition of labour club and erection of 3 houses.			of labour club and erection of 3
Current Planning Status	Pre-application discuss	ions and pending planni	ng applicatio	1
Ownership	Single ownership			
Constraints	Mitigation			
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk			None
Access	No vehicular access cui	rrently at front of buildin	ng	Potential for access off Franklin Close
Contamination	Unknown			Would need further investigation
Existing Infrastructure	Existing property alrea	dy served by infrastruct	ure	None
Townscape/Character Adjacent Uses		s by terraced residential dens, on street parking a		t None
Relevant Planning Policy	Within Development B	oundary		
Availability	Yes – Owner intention	known through pre-app	lication discu	ssions
Suitability	Yes – Redevelopment p particularly the street f		to improve th	ne character of the area,
Achievability	Yes – Economic viabilit option	y of current use makes r	edevelopmer	nt for residential an attractive
Estimate of Potential (gross)	3 Units	Potential Der	nsity	60 dph

Planning History

Ownership

Current Planning Status



Single owner

Submitted 2008	Weymouth & Portland Borough Council					
	Site Reference Number: 4/10/0003					
	Site Name	t				
	Site Address	Bedford Road				
	Unconstrained Site Area (ha)			0.82		
	Developable Site Area (ha)			0.82		
	Ward	Westham North Ward		th Ward		
	Previously Developed Land?			Yes		
	Current Land Use Sheltered Accommodation			ommodation		
None for residential us	e					

Constraints		Mitigation
Topography/Ground Condition	Site slopes east to west	None
Flood Risk	Low flood risk	None
Access	Access off Bedford Road	None
Contamination	Unlikely	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	May need further improvement
Townscape/Character Adjacent Uses	Small terraced units. Site adjacent to Westhaven House healthcare unit and golf course	Subject to relocation of existing sheltered housing units on/off site

No PP – but site subject to pre-application discussions

Relevant Planning Policy	Within Development Boundary			
	•			
Availability	Yes – Owner intention	on to redevelop made through early pro	e-application discussion	
Suitability	Yes – No policy cons	traints, good access to local services		
	·			
Achievability	Yes – Subject to the successful relocation of sheltered housing units			
	•			
Estimate of Potential (gross)	59 Units	Potential Density	72 dph	
	•		<u>.</u>	
Conclusion	A deliverable site			

Desktop Included Sites Submitted 200		Weymouth & Portland Borough Council		
		Site Reference Numb	er:	4/11/0012
		Site Name	Rochester	Court
		Site Address	Radipole La	ane
	Unconstrained Site Area (ha)		1.23	
	Control Marketing	Developable Site Area (ha)		1.23
		Ward	Westham I	North Ward
		Previously Developed	l Land?	Yes
Portroom contribut 2008 Albrights reserved the interference of the property and Portrand Scrough Codings, Significant water 1909 (1969)	ATIMITES	Current Land Use	Elderly Per	sons Home
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	No PP – but site subjec	t to pre-application disc	cussions	·
Ownership	Single owner			

Current Planning Status	No PP – but site subject to pre-application discussions			
Ownership	Single owner			
Constraints			Mitigation	
Topography/Ground Condition	Generally level site	None		
Flood Risk	Low Flood Risk		None	
Access	Access off Radipole Lane	Access may be constrained by new School and Fire Station entrance opposite along Radipole Lane		
Contamination	Unlikely	Would need further investigation		
Existing Infrastructure	Existing infrastructure pro	vided	None	
Townscape/Character Adjacent Uses	Approximately 50% of site	Above constraints may mean more development is located further west into West Dorset.		
Relevant Planning Policy	Within Development Boundary,			
Availability	Yes – Owner intention to redevelop made through early pre-application discussion			
Suitability	Yes – No policy constraints, good access to local services			
Achievability	Yes – Subject to the successful relocation of sheltered housing units			
Estimate of Potential (gross)	64 Units	Potential Density	52 dph	
Conclusion	A deliverable site			

Constraints

Topography/Ground Condition

Desktop Included Sites	Submitted 2008		S Nasarawa na mata	.1 .0 .0 .1 .1
25 Om MANOR ROAD 23 Im Pend		Bo	rough (uth & Portland Council
MANOR ROAD		Site Reference Number: 4/1		4/12/0013
		Site Name	1A Manor	Road
e Alle Annual Chu		Site Address	1A Manor Road	
	12 0	Unconstrained Site Area (ha)		0.18
	MOUNT RESEARCH METALE WORTH	Developable Site Are	ea (ha)	0.18
	Weinforth	Ward	Wey Valle	У
© Cronit confrient 2004 All rights (see voit). 22 Weymouth and Pertaind Box outh Chancel, Likeneer Hamber 1000 1960.	WE.	Previously Developed Land?		Yes
		Current Land Use	Dwelling a	nd garden
Planning Status				
Planning History	Planning application 04	1/00059/FUL refused		
Current Planning Status	Pre-application discussion			
Ownership	Single ownership			

Large detached dwellings with extensive garden. Garden

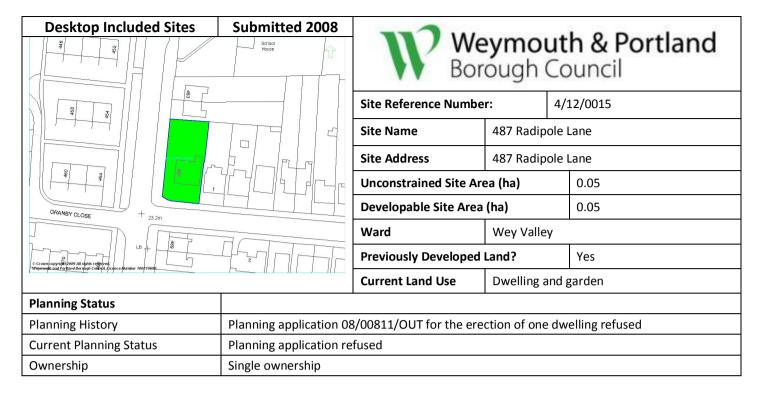
protected by blanket TPO 'The land at 1a Manor Road'.

Mitigation

Redevelopment acceptable

subject to preservation of protected trees and root protection zones.

Flood Risk	Low flood risk None			
			1.5	
Access	Access off Manor Road		Access would be	
			through/past existing	
			dwelling subject to	
			preservation of trees.	
Contamination	Unknown		Would need further	
			investigation	
Existing Infrastructure	Domestic infrastructure already or	site	May require improvement	
Townscape/Character Adjacent	Medium to low density two storey	properties. Properties	Development would suit	
Uses	with gardens front and rear. Some		small detached dwelling.	
	detached.	accacca, coc co	and accessed arreining.	
Relevant Planning Policy	Within Development Boundary			
Availability	Yes – Owner intention known through pre-application discussions			
a 1, 1, 11;	I			
Suitability	Yes – Subject to overcoming consti	raints such as tree manager	nent, overlooking, size and	
	scale.			
Achievability	Yes - Economic viability of current	use makes redevelopment	for residential an attractive	
	option			
	ı			
Estimate of Potential (gross)	1 Unit P	otential Density	5.5 dph	
-				
Conclusion	A deliverable site within 5 years			
· ·		otential Density	5.5 dph	



Constraints		Mitigation
Topography/Ground Condition	Plot situated on the corner of East Wyle Road and Radipole Lane.	None
Flood Risk	Low flood risk	None
Access	Access off Dorchester Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serving site	None
Townscape/Character Adjacent Uses	Existing property is a chalet bungalow. The property adjacent is a two storey dwelling. All the properties in this location differ in terms of their construction with some facades as brickwork, stonework and render. Must reflect the pattern of development in the area	None

Conclusion	A deliverable site within 5 yea	rs		
Estimate of Potential (gross)	1 Unit	Potential Density	20 dph	
	1	1		
	option			
Achievability	Yes - Economic viability of curr	rent use makes redevelopme	ent for residential an attractive	
•		,		
Suitability	Yes – subject overcoming sitin	g scale and density issues to	avoid overdevelopment.	
-		<u> </u>		
Availability	Yes – Owner intention known	through the submission of p	lanning application	
Relevant Planning Policy	Within Development Boundary			

Desktop Included Sites	Submitted 2008	777		41-0 D-41I
Sarage	is a content from +	Bo	rough (uth & Portland Council
50	Gordon Rem +	Site Reference Numb	er:	4/13/0007
104 102 1000 108 16.8m	et 19 6v	Site Name	75 St Leon	ards Road
ST LEONARD'S ROAD		Site Address	75 St Leon	ards Road
	8	Unconstrained Site A	rea (ha)	0.03
		Developable Site Are	a (ha)	0.03
		Ward	Weymoutl	h East
Some chapter and All justs reserved. Some chapter and the state of th		Previously Developed	d Land?	Yes
weymouth that rectains see config. seem.ca. Licence reaming, seem regard		Current Land Use	Dwelling	
Planning Status		•		
Planning History	None			
Current Planning Status	Pre-application discuss	sion		
Ownership	Single ownership			
Constraints				Mitigation

Constraints		Mitigation
Topography/Ground Condition	Generally level site	None
Flood Risk	Low flood risk	None
Access	Potential for access off Maycroft Road and St Leonards Road. Insufficient on road parking for 3 vehicles.	Parking should be retained on site
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Site is already served by domestic infrastructure	None
Townscape/Character Adjacent Uses	Surrounded by dense terraced residential development, adjacent to conservation area.	Development should respect building line of existing terrace fronting Maycroft Road. Design would need to consider and respect the setting of the adjacent conservation area.
Relevant Planning Policy	Within Development Boundary	
Availability	Yes – Owner intention known through pre-application discussi	on

Relevant Planning Policy	Within Development Boundary			
	·			
Availability	Yes – Owner intent	ion known through pre-application disc	ussion	
Suitability	Yes – This brownfield site has the potential for redevelopment and is within close proximity to public transport routes.			
Achievability	Yes - The economic viability of the existing use of the site makes developing the site for housing a desirable option			
Estimate of Potential (gross)	2 Units Potential Density 66.6 dph			
			<u> </u>	
Conclusion	A deliverable site within 5 years			

Desktop Included Sites	Submitted 2008		e Nasarana	.1 .0 .0 .1 .1
		Bo	rough (uth & Portland Council
		Site Reference Numb	ber:	4/14/0013
The state of the s		Site Name	Land rear o	of 81 Buxton Road
Accepted Copyri		Site Address	81 Buxton Road	
			Area (ha)	0.23
		Developable Site Area (ha)		0.23
	, su	Ward	Weymouth	n West
© Grown copyright 2009 All Parks Asserved. Weigmouth and Pertains the weight Schemick Licence Namber 1000 19690.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Previously Developed Land?		Yes
and the state of t		Current Land Use	Dwelling a	nd garden
Planning Status				
Planning History	Planning application 09	9/00167/OUT for the e	rection of 2 dv	vellings to the rear refused
Current Planning Status	Planning application refused			
Ownership	Single ownership			

Constraints		Mitigation
Topography/Ground Condition	Site is generally level. Number of trees on site which have grouped or single tree preservation orders.	Development would have to respect setting of preserved.
Flood Risk	Low flood risk	None
Access	Access through existing property to Buxton Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Would require improvements to existing infrastructure	None
Townscape/Character Adjacent Uses	Large detached dwellings with generous rear plots. The gardens adjacent (number 83 & 85) have been combined to provide a site for three new dwellings.	Development should avoid overlooking, loss of garden space, noise and disturbance.

Relevant Planning Policy	Within Development Boundary				
Availability	Yes – Owner intention	on known through the submission of pl	anning application		
Suitability	Yes – Subject overco	ming siting scale and density issues to	avoid overdevelopment.		
Achievability	Yes - Economic viability of current use makes redevelopment for residential an attractive option				
Estimate of Potential (gross)	2 Units Potential Density 8.7 dph				
Conclusion	A deliverable site wit	thin 5 years			

Constraints

Flood Risk

Topography/Ground Condition

Desktop Included Sites	Submitted 2008	117 IA		لم مرمليس م 0 مايين
		Bo	rough	uth & Portland Council
I Hen Cose		Site Reference Numb	er:	4/15/0012
	3	Site Name	Land r/o 1	.32 High Street
Actures of the		Site Address	Land r/o 1	.32 High Street
	Unconstrained Site Area (ha)		0.11	
	166	Developable Site Area (ha)		0.11
4 0		Ward	Wyke Reg	is
© Crown copyright 2009 All rifelts reserved. Welymouth and Politique Borough Council. Updace Namber 1000 1940.	Zi di	Previously Developed Land?		Yes
	311	Current Land Use	Vacant lar	nd
Planning Status				
Planning History	07/00527/FUL applicat	ion for the erection of	dwelling with	access off Portland Road refused
Current Planning Status	Pre-application discussion, refused planning application			
Ownership	Single Ownership			

Plot covered by orchard of trees and shrubs. Some trees

noted of retention.

Low flood risk

Mitigation

None

that which is not constrained by trees.

Limit developable area to

	1000			
Access	No formal vehicular access, track West. Similar access off Portland buildings.	Access would have to consider amenity to adjacent properties.		
Contamination	Unknown	Would need further investigation		
Existing Infrastructure	Not currently served by domestic	infrastructure	None	
Townscape/Character Adjacent Uses	Surrounded by residential develo	Design would have to consider proximity of adjoining properties		
Relevant Planning Policy	Within Development Boundary			
Availability	Yes – Owner intention known through pre-application discussion			
Suitability	Yes – subject to overcoming above overdevelopment.	ve constraints, particularly a	voiding cramped design and	
Achievability	Yes - The economic viability of th housing a desirable option	e existing use of the site ma	kes developing the site for	
Estimate of Potential (gross)	1 Unit	Potential Density	9 dph	
Conclusion	A deliverable site within 5 years			
	A deliverable site within 5 years			

Desktop Included Sites	W W Bo	eymo rough	uth & Portland Council	
4	54.6m	Site Reference Numb	er:	4/15/0015
		Site Name	Land adj 1	5 Cunningham Close
	91 11	Site Address	Land adj 1	.5 Cunningham Close
13		Unconstrained Site Area (ha)		0.02
		Developable Site Area (ha)		0.02
		Ward	Wyke Reg	is
Crown objyright 2009 All jelfts/ esservek. Vergmenti inne P og tinne florensk framsk framske (1605) 16056		Previously Developed Land?		Yes
Sectional for a dimension orbit conser Polatic sammer (see section)		Current Land Use	Vacant lar	nd
Planning Status				
Planning History	09/145/FUL application for the erection of one dwelling withdrawn			
Current Planning Status	Pre-application discussion and withdrawn planning application			
Ownership	Single ownership			

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Low flood risk	None
Access	Potential for access off Camp Road, would deprive the adjacent property of off street parking.	None
Contamination	Unknown, site adjacent to existing electricity substation	Development would have to respect access, services to the substation and proximity of the station on local amenity. Land contamination would need further investigation
Existing Infrastructure	Site is immediately adjacent to existing residential properties	Would have to consider proximity of substation
Townscape/Character Adjacent Uses	Site is in close proximity to existing development. Potential for overlooking	Building siting and design would have to consider relationship and proximity with existing development.

Relevant Planning Policy	Within Development Boundary, adjacent route for proposed highway improvement			
Availability	Yes – Owner inten	tion known through pre-application discu	ıssions	
Suitability	Yes – Principle of	development in this location acceptable s	ubject to correct siting and design	
Achievability	Yes – Economic viability of current use makes redevelopment for residential an attractive option			
	·			
Estimate of Potential (gross)	1 Unit Potential Density 50 dph			
Conclusion	A deliverable site	within 5 years		

Estimate of Potential (gross)

Conclusion

1 Unit

A deliverable site within 5 years

Desktop Included Sites	Submitted 2008			
Gardens B		Bor	eymou ough C	th & Portland ouncil
"MULLANS" ANGELLE		Site Reference Numbe	r: 4	/15/0014
() + () () ()	PCS +		77/77a Portl	and Road
25.94m (LB 32 Apopular)			77/77a Portl	and Road
Salar		Unconstrained Site Are	ea (ha)	0.01
PH		Developable Site Area	(ha)	0.01
3	18	Ward	Wyke Regis	
© Cyarff Copyright 2009 Alt rights seed ved. Weymouth and Pertjand Beyoniff Council. License Magning 1000 19040.		Previously Developed	Land?	Yes
weymoun and rayon to group counts. Leap, rayond 1000 book.		Current Land Use	Shop	
Planning Status				
Planning History	None for residential			
Current Planning Status	Pre-application discuss residential	sion to change the use of	part of the co	mmercial premises to
Ownership	Single owner			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk			None
Access	No opportunity for veh	No opportunity for vehicular access off Portland Road		
Contamination	Unknown			Not a consideration given the change of use is proposed at first floor level
Existing Infrastructure	Already served by infra	structure		May need some improvements
Townscape/Character Adjacent Uses	Within healthy local st	reet frontage of commer	cial properties	None
Relevant Planning Policy	Within Development B	oundary, Local Shopping	Frontage	
Availability	Vas - Owner intention	known through pre-appl	ication discuss	ion
Availability	163 – Owner intention	Mown modeli bre-abbi	ication discuss	IUII
Suitability	Yes – The opportunity	for a change of use is acc	ceptable in this	location
Achievability	Yes – Economic viabilit option	y of current use makes r	edevelopment	for residential an attractive
·				

Potential Density

100 dph

Desktop Included Sites	Submitted 2008		Naconesos estados estados estados	.1
* 1		Bo	rough	uth & Portland Council
		Site Reference Numb	er:	4/15/0015
		Site Name	2 Courtau	ld Drive
Accepted Organ		Site Address	2 Courtau	ld Drive
		Unconstrained Site A	rea (ha)	0.11
		Developable Site Area (ha)		0.11
		Ward	Wyke Reg	is
© Cown copyright 2009 All rights reserved. Weythouth and Forkland Borough Council Licence Number 100019690.		Previously Developed	d Land?	Yes
weyinquu anor a uanu parangu counci. Licence riginum 1000 19090.		Current Land Use	Dwelling a	and garden
Planning Status				
Planning History	Planning permission 08	3/00806/FUL refused, p	lanning perm	ission 09/00308/FUL withdrawn
Current Planning Status	Pre-application discussion			
Ownership	Single ownership			

Constraints		Mitigation
Topography/Ground Condition	Level site, protected trees served by TPO have been unlawfully felled.	Replace trees removed.
Flood Risk	Low flood risk	None
Access	Access from Courtauld Drive	None
Contamination	Unknown	None
Existing Infrastructure	Domestic infrastructure is already serving site, would need further improvements	None
Townscape/Character Adjacent Uses	Area characterised by wooded landscape which has dominance over the buildings. The character of the buildings are single dwellings, in this case mainly bungalows with generous space around them, set within a treed environment	Scale and mass of redevelopment would have to be inkeeping with the existing character of the area, this could reduce site capacity.

Relevant Planning Policy	Within Development Boundary			
	•			
Availability	Yes- Owner intention known through pre-application discussions and submission of previous planning permissions			
	planning permission	טווט		
Suitability	Yes – Redevelopment of some nature appropriate in this location			
Achievability	Yes – Economic viability of current use makes redevelopment for residential an attractive option			
	•			
Estimate of Potential (gross)	4 Units Potential Density 36 dph			
·	·		·	
Conclusion	A deliverable site	within 5 years		

Desktop Included Sites	Submitted 2008	W	Neymo Borough	uth & Portland Council
43.5m	Centre Hudes	Site Reference Nu	15000	4/15/0016
	3 Contemporary	Site Name	The Look	
		Site Address	Westhill F	
	224	Unconstrained Sit		0.01
Treck		Developable Site		0.01
	9404	Ward	Wyke Reg	
38.7m	Stop Count	Previously Develo		Yes
© Crown copyright 2009 All rights reserved. Weymouth and Pertland Berough Council Licence Number 100019690.	1.10 A 30cmarill	Current Land Use	<u> </u>	163
Planning Status	<u> </u>	Current Land Use	Dwelling	
Planning History	Planning application ()	9/00/02/FULL for the	erection of a tw	vo-storey dwelling withdrawn
Current Planning Status	Pre-application discuss		CICCUOII OI a tv	vo-storey awening witharawn
Ownership	Unknown			
· ·				
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk			None
Access	Existing access off Wes	sthill Road		None
Contamination	Unknown			Would need further investigation
Existing Infrastructure	Unknown			Would need further investigation
Townscape/Character Adjacent Uses	Plots adjacent 23 & 25 properties are slightly moderately sized gard	more dense in natu		None
Relevant Planning Policy	Within the Developme	ent Boundary		
Availability	Yes – Owner intention	known through pre-	-application disc	ussion
Suitability	Yes – Within walking d Portland Road	listance of public tra	nsport connection	ons and local services along
Achievability	Yes - Economic viability of current use makes redevelopment for residential an attractive option			ent for residential an attractive
Estimate of Potential (gross)	1 Unit	Potentia	Density	100 dph

Appendix E – Desktop Included Sites

6-10 ye	ars								
Site Reference	Source	Site Name	Site Address	Settlement	Area Ha (Unconst rained)	Developable Site Area	Theoretical Potential	On-site/ landowner estimate of potential	Final net estimate of potential
4/01/0009	Pre-Application Discussion	WPH Garage Site	Broadway Close	Weymouth	0.05	0.05	3	3	3
4/01/0012	Pre-Application Discussion	WPH Garage Site	Brisbane Road/Beverly Road	Weymouth	0.16	0.16	9.6	7	7
4/02/0013	Pre-Application Discussion	Post Office Sorting Office	Lower St Alban St	Weymouth	0.09	0.09	10.8	23	23
4/02/0017	Pre Application Discussion	23 Crescent St	23 Crescent St	Weymouth	0.01	0.01	1.2	1	1
4/02/0019	Pre Application Discussion	36 Melcombe Avenue	36 Melcombe Avenue	Weymouth	0.06	0.06	7.2	3	2
4/02/0020	Pre Application Discussion	16-24 Glendinning Avenue	16-24 Glendinning Avenue	Weymouth	0.22	0.22	26.4	32	9
4/03/0031	Pre-Application Discussion	Timber Yard	Chalbury Corner	Weymouth	0.18	0.18	5.4	3	4
4/03/0038	Planning Application Refused	6, Enkworth Road	6, Enkworth Road	Weymouth	0.05	0.05	3	1	1
4/06/0022	Planning Application Refused	Land adjacent 14 Woolcombe Road	Land adjacent 14 Woolcombe Road	Portland	0.03	0.03	1.8	2	2
4/07/0017	Pre Application Discussion	Land adj 44 East Weare Road	Land adj 44 East Weare Road	Portland	0.09	0.09	2.7	2	2
4/07/0018	Pre Application Discussion	1 Greenhill Terrace	1 Greenhill Terrace	Portland	0.01	0.01	1.2	1	1
4/09/0004	Urban Capacity Study	Land rear of Knightsdale Road	Knightsdale Road	Weymouth	0.41	0.41	24.6	25	25
4/10/0005	Pre Application Discussion	Garage site	Bedford Road	Weymouth	0.05	0.05	3	2	2
4/11/0014	Planning Application Refused	Land at Shirecroft Road	Land at Shirecroft Road	Weymouth	0.07	0.07	4.2	5	3
4/13/0004	Urban Capacity Study	Weymouth Fire Station	North Quay	Weymouth	0.27	0.27	32.4	25	25

Appendix E – Desktop Included Sites

4/13/0005	Urban Capacity Study	Council offices	North Quay	Weymouth	0.58	0.58	69.6	60	60
Total units	S						224.1	213	188

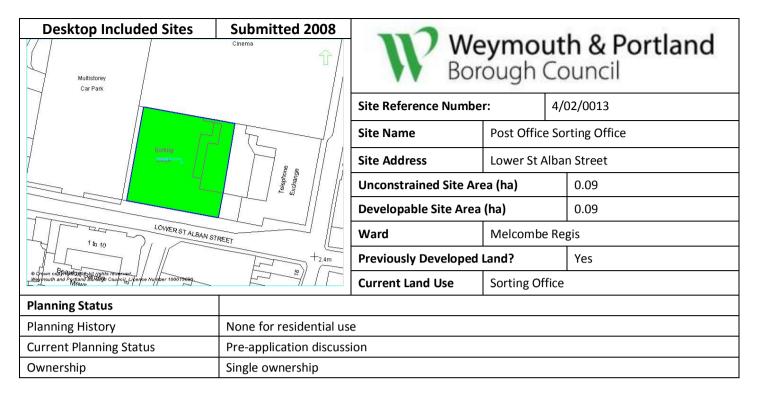
Desktop Included Sites	Submitted 2008	Weymouth & Portland Borough Council			
		Site Reference N	umber:	4/01/0009	
8	040146	Site Name	WPH Ga	rage Site	
Accepted Gast		Site Address	Broadwe	ey Close	
		Unconstrained S	ite Area (ha)	0.05	
	Developable Site	Area (ha)	0.05		
	Par (um)	Ward	Littlemo	or	
		Previously Devel	oped Land?	Yes	
October copyright 2008 All rights beserved. Weymouth and Portland Borough Council. Licence Number 100019690.	Path (um)	Current Land Use	<u> </u>	ing	
Planning Status		1			
Planning History	None for residential us	se			
Current Planning Status	Early pre-application d	iscussions held			
Ownership	Local Housing Associat	ion			
Constraints				Mitigation	
Topography/Ground Condition	Level site			None	
Flood Risk	Low flood risk			None	
Access	Existing access off Broa	adwey Close		None	
Contamination	Unlikely			Would need further investigation	
Existing Infrastructure	No domestic infrastruc	cture serving site		None	
Townscape/Character Adjacent Uses	Dense tree cover to we potential noise conflict		to railway line,	None	
Relevant Planning Policy	Within Development B	Boundary, Surface V	Vater Catchmen	t Area	
Availability	Yes – owner intention car parks in Littlemoor		p some Local Ho	ousing Association garage sites and	
Suitability	Yes - Good access to lo	ocal services, no po	licy constraints		
Achievability	Yes – Economic viabilit option	cy of current use m	akes redevelopm	nent for residential an attractive	
Estimate of Potential	3 Units	Potentia	al Density	60 dph	
	T				
Conclusion	A deliverable site with	in 0-5 years subject	to the granting	of planning consent	

Desktop Included Sites	Submitted 2008				
		W B	Veymo orough	uth & Portland Council	
		Site Reference Nu	mber:	4/01/0012	
		Site Name	WPH Gar	age Site	
		Site Address	Brisbane	Road/Beverly Road	
		Unconstrained Site	e Area (ha)	0.16	
94.70		Developable Site A	rea (ha)	0.16	
		Ward	Littlemod	or	
		Previously Develo	ped Land?	Yes	
© Crown copyright 2008 All rights reserved. Weymouth and Portland Scrough Council Licence Wumber 100034656		Current Land Use	Garages		
Planning Status			!		
Planning History	None for residential us	None for residential use			
Current Planning Status	Planning Permission Re	fused 08/00766/FU	erect 5 dwel	lings)	
Ownership	Local Housing Association				
	,				
Constraints				Mitigation	
Topography/Ground Condition	Generally level site			None	
Flood Risk	Low flood risk			None	
Access	Access off Brisbane Roa	ad/Beverly Road		None	
Contamination	Unlikely			None	
Existing Infrastructure	No domestic infrastruc	ture serving site		None	
Townscape/Character Adjacent Uses	Surrounded by small te refused on the grounds existing dwellings				
Relevant Planning Policy	want Planning Policy Within Development Boundary, Surface Water Catchment Area				
Availability	Yes – owner intention	known to redevelop	Housing Corpo	ration garage sites in Littlemoor	
Suitability	Yes - Good access to lo	cal services, no polic	v constraints		
,	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	,			
Achievability	Yes – Economic viabilit option	y of current use mak	es redevelopm	ent for residential an attractive	
Estimate of Potential (gross)	4 Units	Potential	Density	dph	

Desktop Included Sites	Submitted 2008	117 14/6	wmai	th & Dortland		
	Ch	Bor	ough (uth & Portland Council		
		Site Reference Numbe	er:	4/02/0012		
		Site Name	Weymouth	h Railway Station Forecourt		
+ 2.00		Site Address	King Street	t		
				0.54		
+0000000		Developable Site Area (ha)		0.54		
	+ 130	Ward	Melcombe	Regis		
		Previously Developed Land?		Yes		
Crown copyright 2009-All rights reserved. Neymouth and Portland Borough Louncil Licence Number 1000-1490	A HUIS MIT	Current Land Use	Railway Sta	ation parking and turning Area		
Planning Status						
Planning History	None for residential use					
Current Planning Status	Site development brief	development brief in preparation				
Ownership	Single ownership					

Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal	Sequential test applies. Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Access off King Street. King Street suffers from high traffic congestion.	None, no alternative access possible
Contamination	Potential air quality constraint	Subject to improved traffic management strategy for King Street
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Adjacent to Railway Station, congested road, Petrol Station, within Town Centre Conservation Area	Opportunity to improve public realm and character of the Conservation Area

Relevant Planning Policy	Within Development Boundary, allocated as Public Transport Interchange, within Melcombe Regis Family Housing Area			
Availability	Yes – Intention to bring forward interchange by 2012 as part of Olympic Transport Package. Some frontage development could include housing.			
Suitability	Yes – Development would improve the character of the Conservation Area			
Achievability	Yes – Strong intention for redevelopment as seen as key gateway site in Weymouth, strong intention to improve the character of the area by 2012.			
Estimate of Potential (gross)	18 Units Potential Density 120 dph			
Conclusion	A deliverable site within 5 years			



Constraints		Mitigation
Topography/Ground Condition	Level site	None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access	Access off Lower St Alban Street	No alternative access possible
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	New flat development opposite, surrounded by other business uses, telephone exchange, large multi-storey car park to west	Given opportunity for higher density, good design essential

Relevant Planning Policy	Within Development Boundary, within Conservation Area, within Town Centre Harbourside & Commercial Area, within Area of High Archaeological Potential, within Melcombe Regis Family Housing Area		
Availability	Yes – Pre-application	n discussions held, owner intention kno	own
Suitability	Yes – Redevelopment of this site would improve the character of the conservation area, similar scale housing development granted at the former BEC carpets site (opposite) at Lower St Alban Street		
Achievability	Yes - As part of high attractive.	density redevelopment, development	in this location is both viable and
Estimate of Potential (gross)	23 Units	Potential Density	255.6 dph

Desktop Included Sites	Submitted 2008		e Nacionalization estate	.1 .0 .0 .1 .1	
13 Ingelle Street	AST	Bo	rough C	th & Portland Council	
Opera House Sub Sta	ASTRID WAY	Site Reference Numb	ber:	4/02/0017	
		Site Name 23 Crescent Str		Street	
	The Estate of th	Site Address	23 Crescent	Street	
		Unconstrained Site Area (ha)		0.01	
STANLEY STREET		Developable Site Area (ha)		0.01	
e e e e e e e e e e e e e e e e e e e		Ward Melcombe Re		Regis	
Side of Copyright 2009 All plays Described Street News (1997)	\$ 1	Previously Developed Land?		Yes	
Martinum da se mini 29 arque vomin de fonce remma muse vous.	4	Current Land Use	Store		
Planning Status					
Planning History	None post 1984				
Current Planning Status	Pre-application discussion				
Ownership	Single ownership				

	Mitigation
Level site, ground stability issues	None
Within EA Flood Zone 2 and 3 Tidal	Subject to flood risk assessment and findings of future Town Centre Flood Risk Management Strategy
Access off Crescent Street	None
Unknown	Would need further investigation
Site is already served by domestic infrastructure	None
Adjacent buildings are flats over shops and wholly residential units	Development must have regard to the character of the area. Development would require the provision of amenity space and bin storage
	Within EA Flood Zone 2 and 3 Tidal Access off Crescent Street Unknown Site is already served by domestic infrastructure Adjacent buildings are flats over shops and wholly residential

Relevant Planning Policy	Within Town Centre Conservation Area and Melcombe Regis Family Housing Area				
Availability	Yes - Owner intention known through pre-application discussions				
Suitability	Yes – Scope for conversion to one residential unit given size constraints on subdivision to two dwellings				
Achievability	Yes – Redevelopment in this location is viable, shop unit is derelict and redevelopment would improve the character of the area				
	•				
Estimate of Potential (gross)	1 Unit	Potential Density	100 dph		
	•	<u>.</u>	•		
Conclusion	A deliverable site within 6 to 10 years				

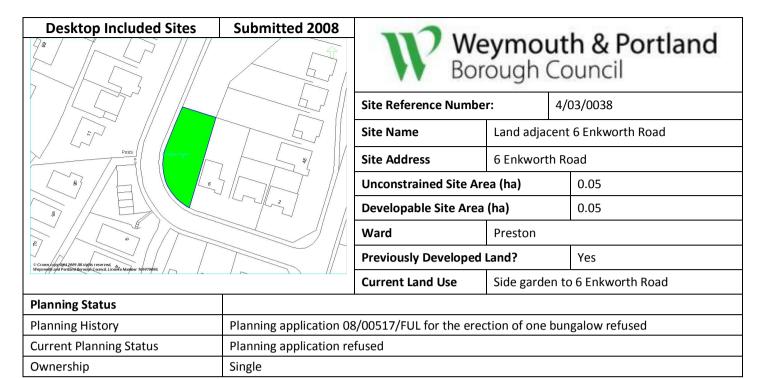
Desktop Included Sites	Submitted 2008			
Willow Court 25	33	Bo	eymou rough C	th & Portland Council
	Greenhill Court	Site Reference Numb	er:	4/02/0019
+	J.9m	Site Name	36 Melcom	be Avenue
Accepted Open		Site Address	36 Melcom	be Avenue
		Unconstrained Site A	rea (ha)	0.06
		Developable Site Are	a (ha)	0.06
		Ward	Melcombe	Regis
S Cours convitat 2000 Ablastic superior		Previously Developed	l Land?	Yes
© Crown copyright 2009, Mylights reserved Weymouth and Partland Gloscopt Council Licence Number Y000 19090.		Current Land Use	Dwelling an	d garden
Planning Status				
Planning History	Planning application 99	9/00191/FUL for the ere	ection of ancilla	ary accommodation permitted
Current Planning Status	Pre-application discuss	ion		
Ownership	Single ownership	Single ownership		
	T			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk, less than 50m from EZ flood zones 2 & 3			None
Access	Access off Melcombe Avenue			None
Contamination	Unknown			Would need further investigation
Existing Infrastructure	Site is already served by domestic infrastructure			None
Townscape/Character Adjacent Uses	Adjacent large residential dwellings, some with generous front and rear gardens. Adjacent to conservation area.			Scale, massing and design would need to give consideration to the setting of the conservation area.
Relevant Planning Policy	Within development b	oundary		
		-		
Availability	Yes - Owner intention	known through pre-app	lication discus	sions
Г				
Suitability	Yes – Brownfield site, v including GP surgery	vithin accessible walkin	g distance of p	ublic transport and local services
Achievability	Yes - The economic via housing a desirable op	,	of the site ma	kes developing the site for
Fatimete of Determination	211545	P-441-1 P		FO dah
Estimate of Potential (gross)	3 Units	Potential De	nsity	50 dph

A deliverable site within 5 years

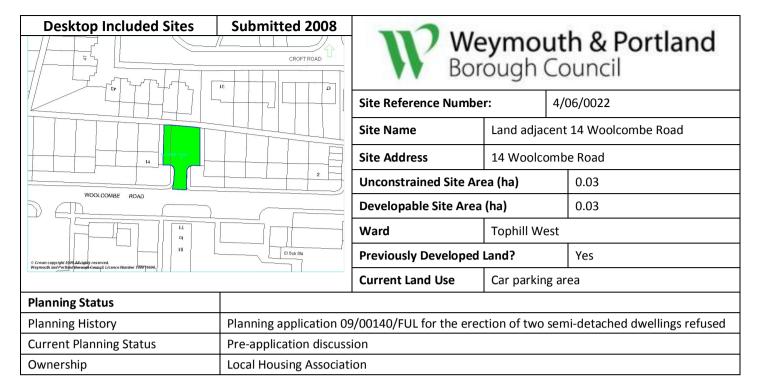
Desktop Included Sites	Submitted 2008	W W Bo	eymoi rough (uth & Portland Council
9.8m +	2	Site Reference Numb	er:	4/02/0020
and the second	1 m 1 m 2 m	Site Name	16-24 Gler	ndinning Avenue
Accession		Site Address	16-24 Gler	ndinning Avenue
		Unconstrained Site Area (ha)		0.22
		Developable Site Area (ha)		0.22
		Ward	Melcombe	Regis
© Crown copyright 2009 All refins re-ed Ved. Weymouth and Fest famili Box outh Council. Licence heigher 1000 19094		Previously Developed	d Land?	Yes
naturan hine a month of a courte Charles without sons thereft ".		Current Land Use	Dwellings	with gardens
Planning Status				
Planning History	Changes of use from H	MO (18 Glendinning on	nly), none for	wider development
Current Planning Status	Pre-application discuss	ion		
Ownership	Multiple ownership			

Constraints			Mitigation
Topography/Ground Condition	Generally level site, substantial trees,	Tree survey required. Development should be designed around the existing trees.	
Flood Risk	Low flood risk		None
Access	Access off Glendinning Avenue, parki	ng space limited	Applicant proposes underground parking.
Contamination	Unknown		Would need further investigation
Existing Infrastructure	Domestic infrastructure already serve	es site	None
Townscape/Character Adjacent Uses	Residential area consisting of large pr flats, within the conservation area - b the character of the area.	Limit flat density to approximately 70 dph	
Delevent Dissertes Delice	Mith: the Development Development	otalete ale a l'adeca e a distinc	
Relevant Planning Policy	Within the Development Boundary, w	vitnin the Loamoor Hill Co	onservation Area
Availability	Yes- Owner intention known through	pre-application discussion	ons
Suitability	Yes – Principle of subdivision of dwell to parking provision, trees, and agree	•	
Achievability	Yes – Multiple owners are in agreeme context of this location.	ent to redevelop. Redeve	lopment would be viable in the
	15 Units Pote	ential Density	70 dph
Estimate of Potential (gross)			

Desktop Included Sites	Submitted 2008	Weymouth & Portland Borough Council			
	T	Site Reference Numbe	er:	4/03/0031	
10 00	123	Site Name	Timber Ya	rd	
		Site Address	Chalbury C	Corner	
		Unconstrained Site Ar	ea (ha)	0.18	
Shis		Developable Site Area	(ha)	0.18	
OOR ROAD		Ward	Preston	·	
L TIVE O		Previously Developed	Land?	Yes	
Couve Copyright 2008 All rights/reserved. Welsehouth and Softland Borough County) Licence Number 1000 19690/	5/1-	Current Land Use	Residentia	ı	
Planning Status		,			
Planning History	None for residential us	None for residential use			
Current Planning Status	None				
Ownership	Unknown	Unknown			
Constraints				Mitigation	
Topography/Ground Condition	Level site				
Flood Risk	Site within EA Flood Zone 2 and 3				
Access	Access off Littlemoor Road				
Contamination	Unknown				
Existing Infrastructure	Site is served by existing services, may require improvements				
Townscape/Character Adjacent Uses	Adjacent to busy road junction. Generally single detached units				
Relevant Planning Policy	Within Development Boundary, within Riverine Flood Risk Area, within Surface Water Catchment Area				
Availability	No – Owner intention	unknown			
	1				
Suitability	Yes – Development wo	uld improve the charact	er of the are	a	
Achievability	Yes – Attractive location	n for development, high	market den	nand for housing in this area	
Estimate of Potential (gross)	3 Units	Potential Den	sity	16.7 dph	

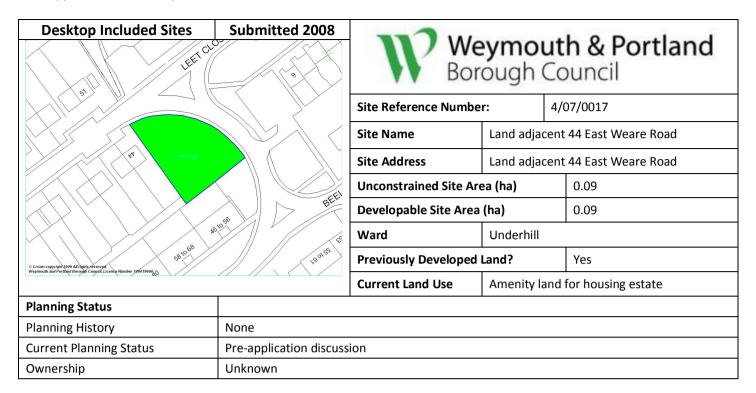


Constraints			Mitigation
Topography/Ground Condition	Land slopes west to east. Trees to rear of served by TPO.	Limit developable area away from trees and root zones.	
Flood Risk	Low flood risk		None
Access	Potential for access from south off Enky	worth Road	None
Contamination	Unknown		Would need further investigation
Existing Infrastructure	Site is immediately adjacent to existing properties, will require improvements	residential	None
Townscape/Character Adjacent Uses	Group of three bungalows fronting Enky contains a mix of two storey houses wit and bungalows with attached garages.	Should be designed to reflect the roof plane of existing development.	
Relevant Planning Policy	Within Development Boundary		
Availability	Yes – Owner intention known through t	the submission of plann	ing application
Suitability	Yes – Subject to site being sited in respe	ect of TPO and topogra	phy
Achievability	Yes - Economic viability of current use noption	makes redevelopment f	or residential an attractive
Estimate of Potential (gross)	1 Unit Poten	tial Density	20 dph



Constraints		Mitigation
Topography/Ground Condition	Dwellings adjacent are on a slightly elevated levels	Reduce size and scale of units to reduce the level of overlooking and improve outlook for neighbouring properties.
Flood Risk	Low Flood Risk	None
Access	Access off Woolcombe Close	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Would require improvements to existing infrastructure	None
Townscape/Character Adjacent Uses	The estate of which this site is a part is primarily residential with linear terraces and blocks of flats which have centre ridge roofs with gable ends. Parking is accommodated group parking areas or on street.	Development should reflect linear alignment of the terrace.

Relevant Planning Policy	Within Development Boundary			
Availability	Yes – Owner inten	tion known through the submission of pl	anning application	
Suitability	Yes – Subject over	coming siting scale and density issues to	avoid overdevelopment.	
Achievability	Yes - Economic via option	bility of current use makes redevelopme	nt for residential an attractive	
Estimate of Potential (gross)	2 Units	Potential Density	66.6 dph	
	-		·	
Conclusion	A deliverable site v	within 10 years		

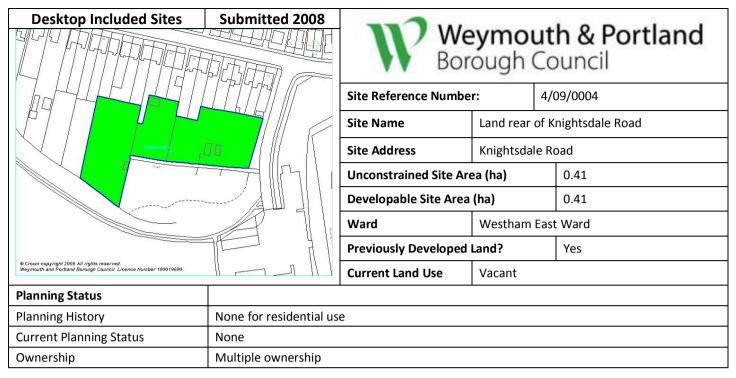


Constraints		Mitigation
Topography/Ground Condition	Land slopes south to north, area is currently grassed and sparsely populated by trees	Development should be accommodated on lower slopes
Flood Risk	Low flood risk	None
Access	Potential for access off East Weare Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	No domestic infrastructure on site, land close to existing services	None
Townscape/Character Adjacent Uses	Grassed area used for local housing amenity. Further grassed amenity area opposite. Land bounded by road. Properties nearby are largely flats and semi detached houses.	None

Relevant Planning Policy	Within Developme	nt Boundary		
Availability	Yes – Owner intent	ion known through pre-application discu	ussions	
Suitability	Yes – Brownfield land within walking distance of public transport. Opportunity to continue row of semi detached dwellings with gardens front and rear.			
Achievability	Yes – The economic viability of the existing use of the site makes developing the site for housing a desirable option			
Estimate of Potential (gross)	2 Units	Potential Density	22 dph	
	•		•	
Conclusion	A deliverable site w	vithin 10 years		

Desktop Included Sites	Submitted 2008			.1 .0 .0 .1 .1
GRAM COMMENT TO SERVICE STATE OF THE SERVICE STATE		Bor	ough (uth & Portland Council
45.4m + 88	8	Site Reference Number	er:	4/07/0018
*		Site Name	1 Greenhil	l Terrace
	The Old Police	Site Address	1 Greenhil	l Terrace
	Hall Houses	Unconstrained Site Area (ha)		0.01
		Developable Site Area	(ha)	0.01
Theatre	The Vicarage	Ward	Underhill	
Com Copyright food All jugits reference		Previously Developed	Land?	Yes
regiment mezerafine egetigi spines. Leanes figures voortvools.		Current Land Use	Yard and g	arden to existing property
Planning Status				
Planning History	None			
Current Planning Status	Pre-application discuss	ion		
Ownership	Unknown	·	·	

Constraints			Mitigation
Topography/Ground Condition	Level site, set within the context of to east	None	
Flood Risk	Low flood risk		None
Access	Difficult access to site, potential for Greenhill Terrace. Footpath to nort Common Road		None
Contamination	Unknown, currently yard and buildi	ing	Would need further investigation
Existing Infrastructure	Unknown		Would need further investigation
Townscape/Character Adjacent Uses	Adjacent to Conservation Area bou of site, dense residential terraces w Greenhill Terrace	None	
Relevant Planning Policy	Within the Development Boundary	and adjacent Conservation	Area
Availability	Yes – Owner intention known throu	ugh pre-application discussion	ons
Suitability	Yes - This brownfield site has the potential to public transport routes. Redevelopment the conservation area.	· · · · · · · · · · · · · · · · · · ·	
Achievability	Yes – The economic viability of the housing a desirable option	existing use of the site make	es developing the site for
Estimate of Potential (gross)	1 Unit Po	otential Density	100 dph
		•	
,,,			



Constraints		Mitigation
Topography/Ground Condition	Uneven surface, heavily covered by brambles and shrubs land falling into ditch to south	Development should respect ditch and flooding.
Flood Risk	Adjacent to EA Flood Zone 2	Sequential test applies
Access	Unnamed access road off Knightsdale Road serving Moonfleet Bowling Club - not adopted highway. No existing access to site.	None
Contamination	Unknown	None
Existing Infrastructure	No domestic infrastructure serving site	Would require significant improvement
Townscape/Character Adjacent Uses	Site backs onto semi detached properties fronting Knightsdale Road, running track to east, bowling club and playing fields to south.	None

Relevant Planning Policy	Within Development Boundary - adjacent to Local Open Space				
Availability	Yes – landowner intention known, within multiple ownership but pre-application enquiry held.				
Suitability	Yes – No overriding policy constraints, development would improve area of generally unkempt land				
Achievability	Yes - Would improve current owners inte	e an existing unkempt area - contributi ntions	on to open space. Need to assess		
	•				
Estimate of Potential (gross)	25 Units	Potential Density	92.5 dph		
	·	•			
Conclusion	A deliverable site				

Desktop Included Sites	Submitted 2008	ted 2008				
*		Bo	rough	uth & Portland Council		
D _{ROAD}		Site Reference Numb	er:	4/10/0005		
		Site Name	Garage Sit	e		
\$ 100 mm		Site Address	Bedford R	oad		
		Unconstrained Site Area (ha)		0.05		
	1,	Developable Site Are	a (ha)	0.05		
10 10 10 10 10 10 10 10 10 10 10 10 10 1	7	Ward	Westham	North		
2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2		Previously Developed	d Land?	Yes		
No. of the second secon		Current Land Use	Grassed a	menity space		
Planning Status						
Planning History	None for	·	·			
Current Planning Status	Pre-application discuss	ion				
Ownership	Local Housing Associati	ion				

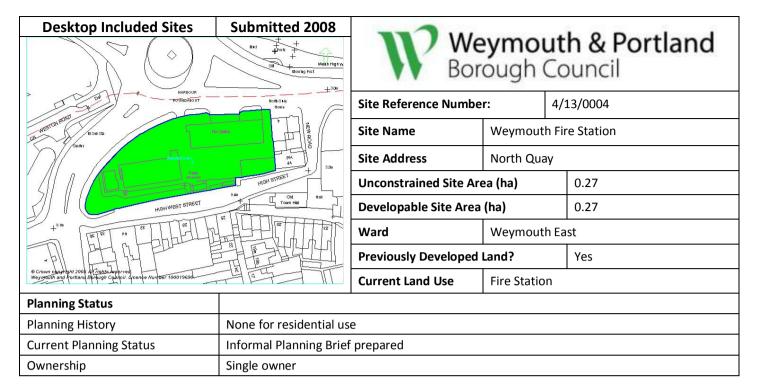
Ownership	Local Housing Association				
Constraints		Mitigation			
Topography/Ground Condition	Level site,	None			
Flood Risk	Low flood risk	None			
Access	Potential for access off Bedford Road	Provision of off street parking necessary. One shared vehicle cross over to minimise loss of on-street parking.			
Contamination	Unknown	Would need further investigation			
Existing Infrastructure	No domestic infrastructure on site, land close to existing services	None			
Townscape/Character Adjacent Uses	Semi detached former Council housing to north with large gardens. Site bounded by hedgerows and some small trees	None			
Relevant Planning Policy	Within Development Boundary				
Availability	Yes – Owner intention known through pre-application discuss	sions			
Suitability	Yes – The plot has potential for the continuation of the existing semi-detached dwellings aligning front and rear elevations.				
Achievability	Yes - Economic viability of current use makes redevelopment option	for residential an attractive			

	option				
Estimate of Potential (gross)	2 Units	Potential Density	40 dph		
Conclusion	A deliverable site within 10 years				

Desktop Included Sites	Submitted 2008	Weymouth & Portland Borough Council			
No.		Site Reference Numb	er: 4	/11/0014	
	78	Site Name	Land at Shire	ecroft Road	
At part Open		Site Address	Shirecroft Ro	pad	
	8	Unconstrained Site A	rea (ha)	0.07	
		Developable Site Are	ea (ha)	0.07	
Cemetery	*	Ward	Westham W	est	
© Crown copyright 2009 At Juffils reserved. Weymouth ,and For thing 486 outpl. Council, Licenjee (buffilsfor T0001900).		Previously Developed	d Land?	Yes	
weginnun gar es Lagisten wigi Louinen. Le Copee (kannen 1000) sopre.	*	Current Land Use	Dwellings an	d gardens	
Planning Status					
Planning History	Planning application 08/00633/FUL refused				
Current Planning Status	Planning application re	nning application refused			
Ownership	Local Housing Associat	ion			

Constraints		Mitigation
Topography/Ground Condition	Plot consists of two semi-detached houses with gardens. Plot also in close proximity to protected trees and root protection zones.	Site units away from protected areas
Flood Risk	Low flood risk	None
Access	Potential for access off Shirecroft Road	None
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure already serving site	Would need improvements
Townscape/Character Adjacent Uses	Site primarily within a residential area with a mix of housing styles consisting of semi-detached terraced and bungalow properties. Immediately to the west of the site is a public footpath and Cemetery.	Reduce proposed site capacity to reflect proximity of adjacent dwellings and protected trees.

Relevant Planning Policy	Within Development Boundary				
Availability	Yes – Owner intention known t	hrough the submission of pl	lanning application		
Suitability	Yes - subject overcoming siting	Yes - subject overcoming siting scale and density issues to avoid overdevelopment.			
Achievability	Yes - Economic viability of curre option	ent use makes redevelopme	ent for residential an attractive		
Estimate of Potential (gross)	4 Units Potential Density 50 dph				
Conclusion	A deliverable site within 10 years				



Constraints			Mitigation
Topography/Ground Condition	Level site – hard standing with higher land	d to rear	
Flood Risk	Low flood risk	Site adjoins EA flood risk zones 2 and 3.	
Access	Access off North Quay, close to busy road improvements through Olympic Transpor		None
Contamination	Potential risk of contamination from curre	ent land use	Would need further investigation
Existing Infrastructure	Existing infrastructure provided	Would need improvements for residential development	
Townscape/Character Adjacent Uses	Within Town Centre Conservation Area, p Street are raised above site limiting heigh redevelopment. Adjacent busy road junct marina	Good design, key prominent site adjacent to Harbourside.	
Relevant Planning Policy	Within Development Boundary, Town Cer	ntre Conservation Are	a
Availability	Yes – owner intention known – alternativ	e Fire Station location	now found.
Suitability	Yes – Would improve character of the are Although not within EA flood zones 2 or h		_
Achievability	Yes – Economic viability of Harbourside si	te makes redevelopm	ent attractive
Estimate of Potential (gross)	25 Units Potentia	al Density	92.5 dph
Conclusion	A deliverable site subject within 5 years		

Desktop Included Sites Submitted 2008		Weymouth & Portland Borough Council			
SAN SANSON COMPANY STATES CONTRACTOR CONTRAC	M.V	Site Reference Number	er:	4/13/0005	
TOTAL STATE OF THE PARTY OF THE		Site Name	WPBC Cou	ıncil Offices	
Majoration		Site Address	North Qua	ау	
110000000000000000000000000000000000000		Unconstrained Site A	rea (ha)	0.58	
OUTEUM STREET		Developable Site Area (ha)		0.58	
		Ward	Weymout	h East Ward	
		Previously Developed	Land?	Yes	
West the and Aprilland Borough Council from the Health 400 19690	FINAL PRINCES STREET	Current Land Use	WPBC Cou	ıncil Offices	
Planning Status					
Planning History	None for residential use				
Current Planning Status	None for residential –	ne for residential – WPBC intention to relocate subject to political decision			
Ownership	Single owner				

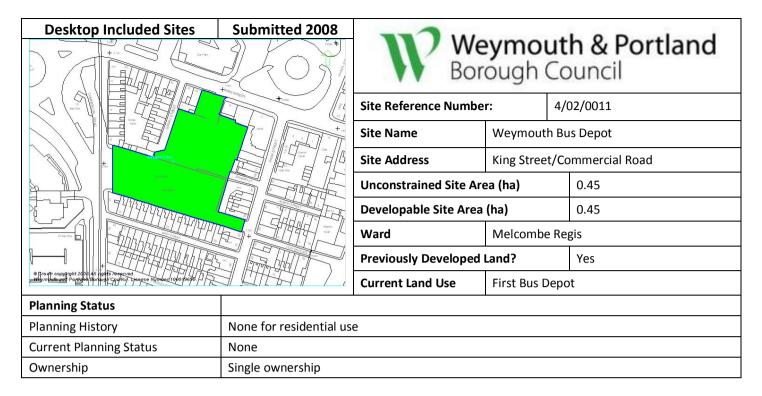
Constraints			Mitigation		
Topography/Ground Condition	Level site, large building footpring rear. Further investigation need retaining walls to rear	None			
Flood Risk	Small part of site (closet to Hark Zone 2	None			
Access	Good vehicular access off North	Quay	None		
Contamination	Unknown	Would need further investigation			
Existing Infrastructure	Existing infrastructure provided		Would need improvements		
Townscape/Character Adjacent Uses	Within Town Centre Conservation Chapelhay are raised above site redevelopment. Overlooking ma	limiting height of any	Good opportunity to enhance Harbourside		
Relevant Planning Policy	Within Development Boundary, Archaeological Potential	within Town Centre Conserva	tion Area, within High		
Availability	No – Subject to feasibility and p	olitical decisions			
Suitability	Yes - Would improve character of the area, well located to local services, good access. Site being within EA flood zone 2 may limit capacity of development.				
Achievability	Yes – Economic viability of Harbourside site makes redevelopment attractive				
Estimate of Potential (gross)	60 Units	Potential Density	103 dph		
Conclusion	A deliverable site subject to feasibility and future political decisions				

11-15 years

11-12 A	cai 3								
Site Reference	Source	Site Name	Site Address	Settlement	Area Ha (Unconst rained)	Developable Site Area	Theoretical Potential	On-site/ landowner estimate of potential	Final net estimate of potential
4/02/0011	Urban Capacity Study	Bus Depot	King Street	Weymouth	0.45	0.45	54	60	60
4/04/0001	Refused Planning Application	6 St Andrew's Avenue	6 St Andrew's Avenue	Weymouth	0.19	0.19	5.7	5	5
4/05/0004	Pre-Application Discussion	Clifton Hotel	Grove Road	Portland	0.14	0.14	4.2	10	10
4/06/0002	Urban Capacity Study	Land at Avalanche Road	Avalanche Road	Portland	0.17	0.17	5.1	8	5
4/07/0001	Urban Capacity Study	181a Brandy Row	181a Brandy Row	Portland	0.14	0.14	8.4	8	8
4/07/0003	Urban Capacity Study	Engineering Works	Brymers Avenue	Portland	0.77	0.77	23.1	18	18
4/07/0004	Urban Capacity Study	Land r/o 17-19 Clovens Road	17-19 Clovens Road	Portland	0.22	0.22	6.6	7	7
4/08/0022	Urban Capacity Study	Dorset Vehicle Rentals	Dorchester Road	Weymouth	0.19	0.19	11.4	12	12
4/08/0023	Urban Capacity Study	Mazda Garage site	Dorchester Road	Weymouth	0.15	0.15	9	10	10
4/08/0024	Urban Capacity Study	Builders Yard	Between 672 and 676 Dorchester Road	Weymouth	0.04	0.04	2.4	3	3
4/08/0025	Urban Capacity Study	Church site	Dorchester Road/Chapel Lane	Weymouth	0.11	0.11	6.6	7	7
4/09/0006	Urban Capacity Study	Stavordale Business Park	Stavordale Road	Weymouth	0.15	0.15	9	9	9
4/09/0009	Urban Capacity Study	Land rear of Marsh Road	Marsh Road	Weymouth	0.25	0.25	15	10	10
4/10/0001	Urban Capacity Study	Garage Site	31 Holly Road	Weymouth	0.09	0.09	18	18	18
4/10/0004	Urban Capacity Study	Land at Radipole Lane	Radipole Lane	Weymouth	1.75	1.28	105	60	58
4/11/0001	Urban Capacity Study	93 Lanehouse Rocks Road	93 Lanehouse Rocks Road	Weymouth	0.4	0.4	24	24	24

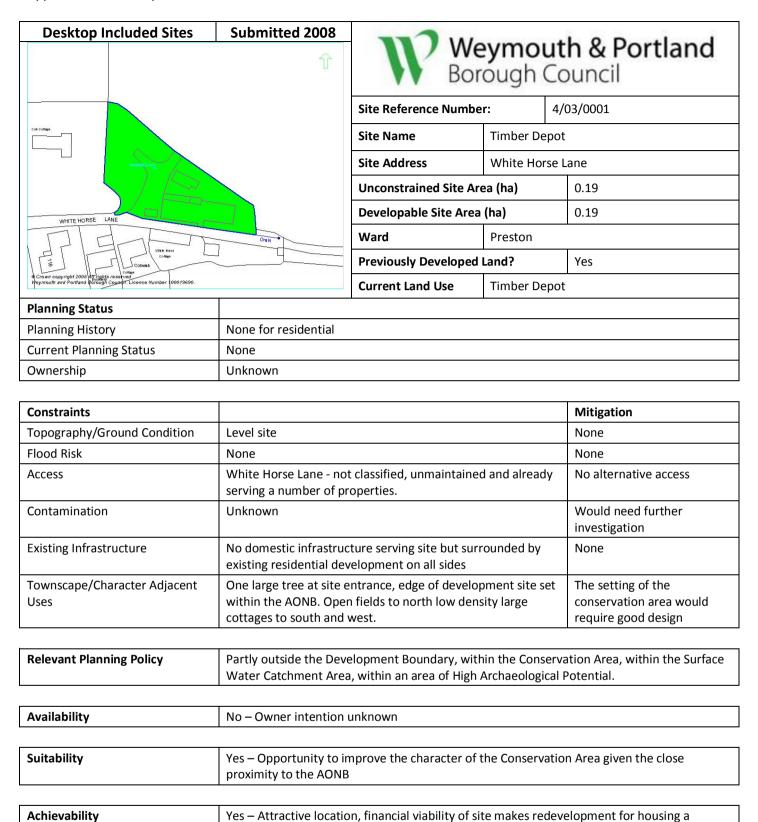
Appendix E – Desktop Included Sites

4/14/0002	Urban Capacity Study	Convent	Wyke Road	Weymouth	0.56	0.2	16.8	6	6
4/14/0003	Urban Capacity Study	Plot adjacent 75 Wyke Road	Wyke Road	Weymouth	0.24	0.24	7.2	3	3
4/15/0003	Urban Capacity Study	Land adjacent 95 Wyke Road	Wyke Road	Weymouth	0.3	0.3	9	4	4
4/15/0005	Urban Capacity Study	Garage Site	Merley Road and Portland Road	Weymouth	0.23	0.23	6.9	7	7
Total units							347.4	289	284



Constraints		Mitigation
Topography/Ground Condition	Level site	Due to scale of site, ground conditions would need further investigation
Flood Risk	All of site within EA Flood Zone 2 some parts within Flood Zone 3 and Tidal	Sequential test applies, subject to flood risk assessment findings of future Town Centre Flood Risk Management Strategy
Access	Access off King Street and Commercial Road. King Street suffers from high traffic congestion.	Opportunity for dual access into site
Contamination	Potential for ground contamination from garage activities, air quality and related pollution issues from King Street area.	Would require full assessment
Existing Infrastructure	No domestic infrastructure serving site but surrounded by existing residential development on all sides	None
Townscape/Character Adjacent Uses	Within Conservation Area, set within residential district away from main retail centre. Adjacent to congested King Street – subject to transport improvements	Would provide significant improvement to character of conservation area

Relevant Planning Policy	Within Development Housing Area	Boundary, Town Centre Conservation	n Area, Melcombe Regis Family		
Availability	No. Landowner into	ation not fully known			
Availability	NO – Landowner inter	No – Landowner intention not fully known			
Suitability	bus depot to alternat	ortunity for major regeneration projective site. Conservation Area would be intages could be improved by develop	enhanced and King Street and		
Achievability	Yes – Site is importan	t development site 'gateway to Weyr	mouth' from the railway station.		
Estimate of Potential (gross)	60 Units	Potential Density	133.8 dph		
			·		
Conclusion	A deliverable site wit	hin 11-15 years subject to owner inte	ntion being determined		



A deliverable site subject to owner intention being determined

Potential Density

31.6 dph

desirable option

5 Units

Estimate of Potential (gross)

Conclusion

Desktop Included Sites	Submitted 2008			.1 .0 .0 .1 .1
		Bor	ough (uth & Portland Council
		Site Reference Number	r:	4/04/0001
		Site Name	6 St Andre	ew's Avenue
And the second s		Site Address	6 St Andre	w's Avenue
SHICKERS RETURNS		Unconstrained Site Ar	ea (ha)	0.19
		Developable Site Area	(ha)	0.19
		Ward	Preston	
	90 81	Previously Developed	Land?	Yes
© Crown copyright 2008 All rights esserved. Weymouth and Portland Borough County). Libertoe Nymber 200019690.		Current Land Use	Residentia	ıl
Planning Status			•	
Planning History	Planning permission 04	4/00928/FUL - applicatio	n withdrawr	ı
Current Planning Status	None			
Ownership	Single ownership			
	T			
Constraints				Mitigation
Topography/Ground Condition	Level site			
Flood Risk	Low flood risk			
Access	Poor access beyond ex dwelling house require	isting house, demolition ed	of existing	
Contamination	Unlikely			
Existing Infrastructure	Site is served by existing	ng services, may require i	mprovemer	nts
Townscape/Character Adjacent Uses	_	den, no TPO issues. Site residential developmen		
	T			
Relevant Planning Policy	Within Development B	Boundary		
Availability	Yes – Owner intention	for redevelopment knov	vn	
Availability	165 Owner intention	101 redevelopment knov	v	
Suitability	• • •	tunity for intensification verriding policy constrain	•	nent subject to the removal of cess to local services
Achievability	Yes – Desirable locatio viable option	n for development, inter	nsification of	site makes redevelopment a
	T =	1		
Estimate of Potential (gross)	5 Units	Potential Den	sity	26.3 dph

A deliverable site within 10 years subject to owner intention being determined

Desktop Included Sites	Submitted 2008		g		8 8
vilion	64	W Bo	eymo rough	uth & Por Council	rtland
El Sub Sta	Pump (dis)	Site Reference Numl	oer:	4/05/0004	
LB TCB	S amp (clas)	Site Name	Clifton Ho	otel	
BW 1/5 91111 84	<u> </u>	Site Address	Grove Ro	 ad	
on And Street	11111111	Unconstrained Site A	Area (ha)	0.14	
How How		Developable Site Are	ea (ha)	0.14	
79		Ward	Tophill Ea	st	
	AUC	Previously Develope		Yes	
© Crown copyright 2008 All rights reserved. Weymouth and Portland Borough Council. Licence Number 100019690.		Current Land Use	Public Ho	use	
Planning Status					
Planning History	Barn within curtilage o 09/00392/FUL relates	f site has planning peri	mission for re	sidential use. Planni	ng permission
Current Planning Status	Pre-application discuss	ion regarding conversi	on of public h	iouse	
Ownership	Single ownership				
	1				
Constraints				Mitigation	
Topography/Ground Condition	Level site			None	
Flood Risk	Low flood risk			None	
Access	Access off Grove Road			None	
Contamination	None			None	
Existing Infrastructure	Site is served by existing	ng services, may requir	e improveme	nts None	
Townscape/Character Adjacent Uses	Set within a terraced strear.	treet frontage. Single h	ousing unit to	o None	
Relevant Planning Policy	Within Development B	oundary, within Conse	rvation Area		
Availability	Yes – Owner intention	known, some pre-appl	ication discus	sions held.	
Suitability	Yes - the site had devel demolished. Site could for all housing types or of the market.	yield small two bedro	om affordable	housing units. Gen	eral demand
Achievability	Yes – Subject to the ow longer economically via				
Estimate of Potential (gross)	10 Units	Potential De	ensity	71.4 dph	
	1	·	· · · · · · · · · · · · · · · · · · ·		

Estimate of Potential (gross)

Conclusion

5 Units

Desktop Included Sites	Submitted 2008 El Sub Sta	W We Bor	ymoi ough	uth & Portland Council
Marden	Katino	Site Reference Numbe	r:	4/06/0002
		Site Name	Land at Av	valanche Road
Tokal		Site Address	Avalanche	· Road
	Norgaliels 5	Unconstrained Site Ar	ea (ha)	0.17
	Stores	Developable Site Area	(ha)	0.17
		Ward	Preston	
		Previously Developed	Land?	Yes
Ф Grbwle cogyright 20087Att-rights reserved. Weymbuttrapid Floritaged Borough Council, Licence Nu mber 100019€90.	13-1	Current Land Use	Allotment	s?
Planning Status				
Planning History	None for residential			
Current Planning Status	None			
Ownership	Unknown			
Constraints				Mitigation
Topography/Ground Condition	Site slopes north to sou	ıth		None
Flood Risk	Low flood risk			None
Access	Limited access points w	vill constrain capacity		New access from Wheatlands to south or Rip Croft from West.
Contamination	Unlikely			None
Existing Infrastructure	No domestic infrastruc	ture serving site		None
Townscape/Character Adjacent Uses		y detached properties e properties to north and		t, None
Relevant Planning Policy	Within Development Bo	oundary		
Availability	No – Owner intention to owner identification	unknown – potential for	multiple ow	nership constraints dependent on
Suitability	Yes – However access p	point constrains capacity	,	
Achievability	Yes - Desirable location viable option	for development, inten	sification of	site makes redevelopment a

A deliverable site subject to owner intention being determined

Potential Density

29.4 dph

Desktop Included Sites	Submitted 2008	77	1 1/10		.+6	0 Doutland
191 191 191 191 191 191 191 191 191 191		-	Bor	ough (Cou	& Portland Incil
ES TANK		Site Refe	rence Numbe	r:	4/07/	/0001
All the 1 1 21 3		Site Nam	е	181a Bran	dy Rov	v
8.2m Resident	Risely	Site Addr	ess	181a Bran	dy Rov	V
		Unconstr	ained Site Are	ea (ha)	0	.14
		Developa	ble Site Area	(ha)	0	.14
	Same Control of the C	Ward		Underhill		
	37/1/19	Previousl	y Developed	Land?	Υ	es
© Crown copyright 2008 All rights reserved. Weymouth and Portland Surgery Council Licence Number 1009/9690	7 / //44	Current L	and Use	Residentia	l/Worl	kshops
Planning Status						
Planning History	89/00294/FUL – Demo – planning permission		isting building	s and the er	ection	of six houses with gardens
Current Planning Status	None	Тарэси				
Ownership	Unknown					
·						
Constraints					N	/litigation
Topography/Ground Condition	Uneven site slope, stee	ep slope to	rear.		N	lone
Flood Risk	Site partly within EA Fl	lood Zone 2	and 3			May constrain development otential to higher slopes
Access	Access off Brandy Row further opportunity for	_	uilding frontin	g road, no	N	lone
Contamination	Unknown					Vould need further nvestigation
Existing Infrastructure	Site is served by existing	ng services			N	lone
Townscape/Character Adjacent Uses	Site surrounded by res small car parking area			h to west,	N	lone
Relevant Planning Policy	Within Development B	Soundary II	nderhill Conse	ervation Are	a nart	tly within the Chiswell Tidal
The state of the s	Flood Risk Area			. ration Aic	a, pui i	, are emower made
Availability	No – Owner intention	unknown				
Suitability	Yes – Dependent on th	ne outcomo	of the Employ	ment Land	Ravies	A,
Juitability	res – Dependent on th	ie outcome	or the Employ	intent Land	neviev	v .
Achievability	Yes – Attractive location viable, subject to overcome		-	appears unu	sed, re	edevelopment financially
Estimate of Potential (gross)	8 Units	ı	Potential Den	sity		57.1 dph

Suitability

Achievability

Desktop Included Sites	Submitted 2008			100 11
Belle Vue Cottages	A TOTAL STATE OF THE STATE OF T	Bor	ough C	t h & Portland ouncil
BANK		Site Reference Numbe	er: 4,	/07/0003
BRYME HOS AVERUME	4.	Site Name	Engineering \	Works
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Site Address	Brymers Ave	nue
Wicks		Unconstrained Site Ar	ea (ha)	0.77
		Developable Site Area	(ha)	0.77
		Ward	Underhill	
	`////	Previously Developed	Land?	Yes
© Craws.cog/vight 200e All rights reserved Weymouth and Portland Borough Codncil. Licegoe Number 100019696	76.2m	Current Land Use	Former Facto	ory, Mixed Ownership
Planning Status				
Planning History	89/00315/FUL - Demol amenity areas.	ition of existing factory a	and erection of	26 flats with parking and
Current Planning Status	None			
Ownership	Unknown – potentially	multiple		
	1			
Constraints				Mitigation
Topography/Ground Condition	Very steep access via B north to south.	rymers Avenue, site slop	es upward	None
Flood Risk	Low flood risk			None
Access	Access off Brymers Ave	enue		None
Contamination	Potential for contamina	ation from previous land	uses	Would need further investigation
Existing Infrastructure	Site is served by existing	g services, will require in	nprovements	None
Townscape/Character Adjacent Uses	Terraced housing with Conservation Area.	small gardens (high den	sity). Close to	Opportunity to enhance the street scene.
Relevant Planning Policy	Within Development B	oundary		
	T.,			
Availability	No – Owner intention (unknown		

Yes – Attractive location for development

Yes – Opportunity to improve the character of the area, no overriding policy constraints

Achievability

Conclusion

Estimate of Potential (gross)

Desktop Included Sites	Submitted 2008	W We Bor	eymo ough	uth & Portland Council
Sáb.		Site Reference Number	er:	4/07/0004
		Site Name	Land rear	of 17-19 Clovens Road
The second secon		Site Address	17-19 Clo	vens Road
	Total no	Unconstrained Site Ar	ea (ha)	0.22
		Developable Site Area	(ha)	0.22
	PANTS MEAD	Ward	Underhill	1
Flay Ana		Previously Developed	Land?	Yes
© Crown codyright 2008 My lights reserved. Weymouth and Postand Borough Souncil Scenes Withber 100013650	art the	Current Land Use	Vacant	
Planning Status				
Planning History	None for residential us	se		
Current Planning Status	None	None		
Ownership	Unknown – potentially	multiple		
Constraints				Mitigation
Topography/Ground Condition	Site slopes steeply to n	north		Concentrate development towards lower slopes to reduce landscape visual impact
Flood Risk	Low flood risk			None
Access	Limited vehicular acces	ss		Potential for improved access off Clovens Road by demolition of stone wall adjacent to 17 Clovens Road
Contamination	Unknown			Would need further investigation
Existing Infrastructure	No domestic infrastruc	ture serving site		Would need improvements
Townscape/Character Adjacent Uses	Terraced high density l Brackenbury Infants Sc	housing, some bungalow chool to north.	'S.	None
Relevant Planning Policy	Within Development B	oundary		
Availability	No – Owner(s) intentio	ons unknown		
Suitability	Yes – Opportunity to in	mprove the character of	the existing	area, no useful alternative use
	1.00 Opportunity to II	p. 0 to the character of	c chisting	a. sa, no aserar arternative use

A deliverable site subject to landowner intention being determined

Potential Density

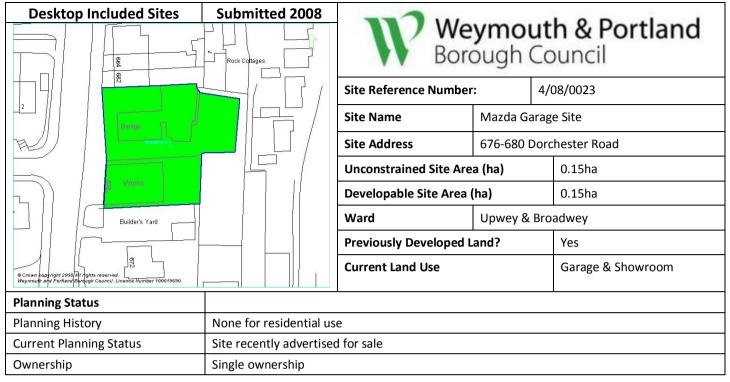
31.8 dph

Yes – Attractive location for development

7 Units

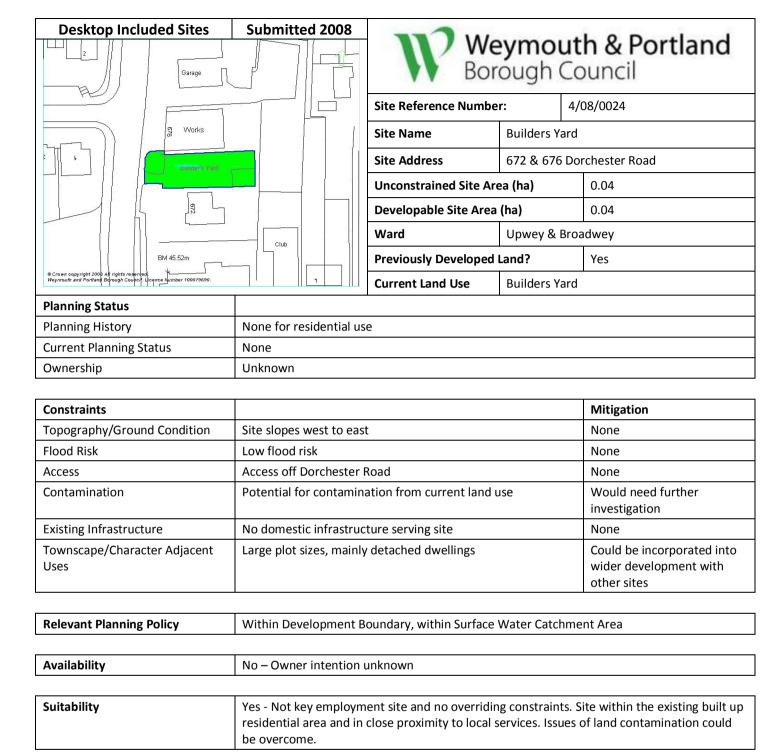
Desktop Included Sites	Submitted 2008	W We Bor	eymou rough (th & Portland Council
		Site Reference Number	er:	4/08/0022
	TES TES	Site Name	Dorset Vehi	icle Rentals
Assumed M.I.		Site Address	727 Dorche	ster Road
		Unconstrained Site Area (ha)		0.19
	0.D.51	Developable Site Area (ha)		0.19
Railway Buildings	1 (2)	Ward	Upwey & B	roadwey
	Babsool	Previously Developed Land?		Yes
Weyknouth and Portland Borough Council Licence Nymber 100019690.		Current Land Use	Car Showro	om and Forecourt
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single ownership			

Constraints			Mitigation
Topography/Ground Condition	Level site		Existing use has hardstanding forecourt with unmade ground to edges. Underground fuel tanks masstill be present.
Flood Risk	Low flood risk		None
Access	Access off Dorches	ter Road	None
Contamination	Potential from prevadd to the cost of r	Would need further investigation/removal of underground fuel tanks	
Existing Infrastructure	No domestic infras	Would need improvements	
Townscape/Character Adjacent Uses	Adjacent to busy ro	None	
Relevant Planning Policy	Within Developme	nt Boundary	
	-1		
Availability	No – Owner intenti	ion unknown	
Suitability	Yes – Not a key em	ployment site and no overriding policy cons	straints
Achievability	Yes - Residential de improve the existin	evelopment is both desirable and viable in t ng road frontage.	his location and would help
Estimate of Potential (gross)	12 Units	Potential Density	63 dph
Conclusion	A deliverable site s	ubject to landowner intention being detern	nined

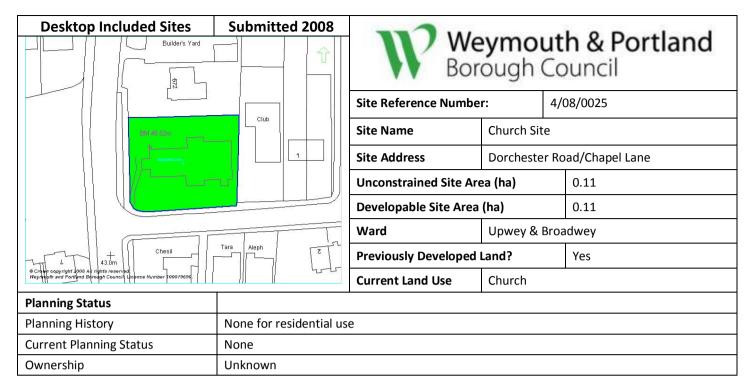


Constraints		Mitigation
Topography/Ground Condition	Uneven site (split level)	Built development on higher ground should respect adjacent buildings lines and prominence.
Flood Risk	Low flood risk	None
Access	Good existing access off Dorchester Road	None
Contamination	Potential land contamination from current use	Would need further investigation
Existing Infrastructure	Improvements required for residential use	None
Townscape/Character Adjacent Uses	Set within existing street frontage, would improve frontage of Dorchester Road	None
Relevant Planning Policy	Within the Development Boundary, Within Surface Water Cat	chment Area

Estimate of Potential (gross)	10 Units	Potential Density	66 dph	
Achievability	Yes - Residential development is both desirable and viable in this location and would help improve the existing road frontage.			
Suitability	Yes - Site within the existing built up residential area and in close proximity to local services. Issues of land contamination could be overcome. Not a key employment site and no overriding policy constraints.			
Availability	NO - Site has recenti	y been advertised for sale, however cu	irrent owner intention unknown.	



Achievability	Yes - Residential development is both desirable and viable in this location and woul improve the existing road frontage. Could be developed as part of larger site with a site(s).				
Estimate of Potential (gross)	3 Units Potential Density 75 dph				
Conclusion	A deliverable site su	ubject to owner intention being determi	ned		



Constraints		Mitigation
Topography/Ground Condition	Elevated site above street level	Good design essential not to cause visual prominence
Flood Risk	Low flood risk	None
Access	Access raised off Dorchester Road	Could constrain capacity
Contamination	Unknown	Would need further investigation
Existing Infrastructure	Domestic infrastructure unlikely to serve site	None
Townscape/Character Adjacent Uses	Large plot sizes, mainly detached dwellings. Query whether Church should be retained – not listed.	Could constrain opportunity to convert building.

Relevant Planning Policy	Within Developmer	Within Development Boundary, within Surface Water Catchment Area			
Availability	No – Owner intenti	on unknown			
Suitability	Yes - No overriding constraints. Redundant and part derelict church site in need of re-use by conversion or redevelopment.				
Achievability		velopment is both desirable and viable g road frontage. Could be developed as	•		
Estimate of Potential (gross)	7 Units	Potential Density	63.6 dph		

Estimate of Potential (gross)	7 Units	Potential Density	63.6 dph
Conclusion	A deliverable site subject to own	ner intention being determined	

Desktop Included Sites	Submitted 2008				
	Out of the state o	We Bor	eymou ough C	th & Portland ouncil	
		Site Reference Number	r: 4	/09/0006	
		Site Name	Stavordale B	usiness Park	
	Nort Nort	Site Address	Stavordale R	oad	
	in an	Unconstrained Site Ar	ea (ha)	0.15	
J. J		Developable Site Area	(ha)	0.15	
		Ward	Westham Ea	st Ward	
		Previously Developed	Land?	Yes	
o Erestin Logyright April Microsoft Mageried Winter April 1966	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Current Land Use	Mixed Light	Industrial Units	
Planning Status					
Planning History	None for residential us	e			
Current Planning Status	None				
Ownership	Multiple ownership				
Constraints				Mitigation	
Topography/Ground Condition	Level site None				
Flood Risk	Low flood risk None				
Access	Existing access off Stavordale Road None				
Contamination	Part of site used as garage and workshop, some Would need further contamination issues possible. Investigation				
Existing Infrastructure	None for residential us	e		Would need improvements	
Townscape/Character Adjacent Uses	Site surrounded by flat developments, adjacent Rodwell Trail. Potential to reallocate employment uses with development				
Relevant Planning Policy	Within Development B	oundary			
	T.,				
Availability	No – Owner intention (unknown			
Suitability	Yes – Good access to lo	ocal services, no overridi	ng policy const	raints	
Achievability	Vas – Would improve +	he character of otherwis	a residential a	roa	
Acinevability	res – vvoulu improve t	ne character of otherwis	e residential a	I Ca	
Estimate of Potential (gross)	9 units	Potential Den	sity	60 dph	

Desktop Included Sites	Submitted 2008	777		.1
		Bor	eymou ough (ith & Portland Council
		Site Reference Number	r:	4/09/0009
		Site Name	Land rear o	f Marsh Road
		Site Address	Marsh Roa	d
		Unconstrained Site Are	ea (ha)	0.25
		Developable Site Area	(ha)	0.25
		Ward	Westham E	ast Ward
		Previously Developed	Land?	Yes
© Crown copyright 8008 All rights reserved. Weymouth and Portiand Borough Council. Licence Mumber 100174689	3,0000	Current Land Use	Garages	
Planning Status				
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Unknown			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Within EA Flood Zone 2 and 3 Tidal			Sequential test applies
Access	Access off Newstead R	Access off Newstead Road		
Contamination	Unknown			Would need further investigation
Existing Infrastructure	None for residential us	e		Would need improvements
Townscape/Character Adjacent Uses	Surrounded by dense t Rodwell Trail	erraced residential units	, adjacent to	Development would have to be set back from properties adjacent north and east to avoid overlooking and loss of amenity.
Relevant Planning Policy	Within Development B	oundary, adjacent Local	Open Space	
	I			
Availability	No - Owner intention u	ınknown		
6 5 1 95	l v		40 . 4= :	<u></u>
Suitability		l Road and marsh road re		allow for parking to be re uld improve the character of
Achievability	Yes – Good, central loc	ation for development		
•	1 .,	2 21 2000		
Estimate of Potential (gross)	10 Units	Potential Den	sity	40 dph

Existing Infrastructure

Townscape/Character Adjacent

Desktop Included Sites HIGHLAND ROOT	Submitted 2008	We Bor	ymoi ough	uth & Portland Council
		Site Reference Numbe	r:	4/10/0001
91	18 1	Site Name	Garage Sit	е
angles in a		Site Address	31 Holly R	oad
Water		Unconstrained Site Are	ea (ha)	0.09
5	88	Developable Site Area	(ha)	0.09
HAI F		Ward	Westham	North Ward
	122	Previously Developed	Land?	Yes
© Clown copyright 2003 All rights reserved. Weymouth and Portismy Borough Council, Licence Number 100013690-	HOLEY OF	Current Land Use	Garage W	orkshop
Planning Status				
Planning History	None for residential use	e		
Current Planning Status	None			
Ownership	Unknown			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk			None
Access	Access off Holly Road	Access off Holly Road None		
Contamination	Site currently used as a	garage, potential for gro	ound	Would need further

density.	character of the street			
		frontage.		
Within Developmen	t Boundary			
No – Owner intentio	on unknown			
Yes – No policy cons	traints, good access to local services,	would improve the character of		
otherwise residential area				
Yes – Loss of employment use subject to employment land review				
18 Units Potential Density 200 dph				
A deliverable site subject to owner intention being determined				
	Within Developmen No – Owner intention Yes – No policy consotherwise residentian Yes – Loss of employ 18 Units	Within Development Boundary No – Owner intention unknown Yes – No policy constraints, good access to local services, otherwise residential area Yes – Loss of employment use subject to employment lar 18 Units Potential Density		

Set within a frontage of terraced houses of a medium

investigation

Would need improvement

Opportunity to improve the

contamination

None for residential use

Desktop Included Sites Submitted 2008		W W Bo	eymo rough	uth & Portland Council
	HILL	Site Reference Numb	er:	4/11/0001
1-104	Semmorou nono	Site Name	93 Laneho	ouse Rocks Road
		Site Address	93 Laneho	ouse Rocks Road
		Unconstrained Site A	rea (ha)	0.4
		Developable Site Are	a (ha)	0.4
		Ward	Westham	West
		Previously Develope	d Land?	Yes
6 Crown copyright 2008 All rights research Weymouth and Portland Borough Cougon Linence-Hymber (000 19690)	3	Current Land Use	Residenti	al
Planning Status		•		
Planning History	None for residential us	se		
Current Planning Status	None			
Ownership	Single owner			
	•			
Constraints				Mitigation
Topography/Ground Condition	Level site, significant to removed/reduced	ree coverage recently		None
Flood Risk	Low Flood Risk			None
Access	Site is served by existing access from Lanehouse Rocks Road, further access to the site from the south			ad, None
Contamination	None			None

Existing Infrastructure	Existing infrastructure se	Improved infrastructure necessary	
Townscape/Character Adjacent Uses	Site surrounded by medi very large plot in the cor development	Opportunity to continue linear street frontage	
Relevant Planning Policy	Within Development Boo Improvement	undary - frontage of property desig	nated for Local Highway
Availability	No – Owner intention ur	ıknown	
Suitability	Yes – No policy constrair developable site area	nts, good access to local services, go	ood opportunity to intensify the
Achievability	Yes - Attractive location	for development fronting Markhan	n and Little Francis
Estimate of Potential (gross)	24 Units	Potential Density	60 dph
Conclusion	A deliverable site subject to owner intention being determined		

Desktop Included Sites	Submitted 2008			4 0 0 4 1
		Weymouth & Portland Borough Council		
FORE		Site Reference Number: 4/2		4/14/0002
lain lain		Site Name	Convent	
		Site Address	Wyke Roa	d
A Control on royal		Unconstrained Site Ar	ea (ha)	0.56
	+15.40	Developable Site Area	(ha)	0.56
		Ward	Weymout	h West
		Previously Developed	Land?	Yes
© Crewn copyright 2008 All rights research. Weymouth and Portland Borough Colipes Licence Mamber 100019690.		Current Land Use	Convent	
Planning Status		1	1	
Planning History	None for residential us	e		
Current Planning Status	None			
Ownership	Single owner			
Constraints				Mitigation
Topography/Ground Condition	Level site			None
Flood Risk	Low flood risk			None
Access	Access of Wyke Road or Purbeck Close			Preferable access off Purbeck Close due to highway constraints
Contamination	Unknown			Would need further investigation
Existing Infrastructure	Existing infrastructure provided			Would need improvement
Townscape/Character Adjacent Uses	Surrounded by medium to low density housing. Vacant plot of land to east fronting Purbeck Close			t None
Relevant Planning Policy	Within Development B	oundary		
	T			
Availability	No – Owner intention (unknown		
Cuitabilitu	Vos. Comunant huild	should be retained f	one market	uso buildingauthaftti-
Suitability	_		-	use – building worthy of retention. opment of part of site fronting
	Γ			
Achievability	Yes – Attractive area fo	or development, strong r	narket dema	and for housing in this area
Estimate of Detautial (avasa)	6 Units	Data utial Day	ocity.	20 dnh
Estimate of Potential (gross)	6 Units	Potential Der	isity	30 dph
Conclusion	A deliverable site subje	ect to the retention of th	a avisting so	anvent huilding
Conclusion	A deliverable site subje	יים נוופ ופנפוונוטוו טו נוו	e existing CO	mivent bunding

Desktop Included Sites	W N	/eymo	uth & Portland Council	
	The same of the sa	Site Reference Nun	95-6	4/14/0003
The state of the s		Site Name	Plot Adjac	cent 75 Wyke Road
The state of the s		Site Address	75 Wyke I	Road
		Unconstrained Site		0.24
		Developable Site A		0.24
		Ward	Weymout	
		Previously Develop		Yes
© Crown capyright 2008 All rights reserved. Westmouth and Borthag Borgagh Council Licence Number 1008,19680.	THE THE	Current Land Use	Private Ga	
Planning Status		Current Land OSE	riivate Ga	ai uei i
Planning History	None for residential us			
Current Planning Status	None			
Ownership	Unknown			
F	1			
Constraints				Mitigation
Topography/Ground Condition	Site slopes gently to the south			None
Flood Risk	Low flood risk			None
Access	No existing vehicular access to the site			Access required from private drive
Contamination	Unknown Would need furth investigation			
Existing Infrastructure	No existing infrastructure.			Would need improvement
Townscape/Character Adjacent	Established trees and 1		ounded by	
Uses	medium to low density	housing		
Relevant Planning Policy	Within Development B	oundary		
Availability	No – owner intention u	ınknown		
Suitability	Yes – No policy constra are main constraints of	•	ing urban area	, narrow shape of plot and TPOs
Achievability	Yes – Desirable locatio attractive	n, financial viability of	current use m	nakes redevelopment for housing
Estimate of Potential (gross)	3 Units	Potential I	Density	12.5 dph

Desktop Included Sites	Submitted 2008	777	o Naconewatan area	41- 0 D - 411	
		Weymouth & Portland Borough Council			
		Site Reference Number:		4/15/0003	
		Site Name	Land adjac	ent 95 Wyke Road	
		Site Address	95 Wyke R	oad	
		Unconstrained Site Area (ha)		0.3	
		Developable Site Area (ha)		0.3	
		Ward	Wyke Regis		
		Previously Developed Land?		Yes	
© Crount copyright 2008 Attants of Served. Weymosts and Restand Boroogn Council Lighted Sumber 100919690.		Current Land Use	Vacant	/acant	
Planning Status					
Planning History	None for residential use				
Current Planning Status	None				
Ownership	Unknown				

Constraints			Mitigation		
Topography/Ground Condition	Slightly sloping site.	None			
Flood Risk	Low flood risk	None			
Access	Limited access off Wyke Road, sing serving 3 properties, unsuitable for Alternative access possible from B separate ownership.	None			
Contamination	Unknown	Would need further investigation			
Existing Infrastructure	Existing infrastructure serving 95 I	None			
Townscape/Character Adjacent Uses	Belfield Park TPOs, significant esta throughout. TPO on adjacent Boul low density with mature trees.	Development would have to respect setting of protected trees and root protection zones.			
Relevant Planning Policy	Within Development Boundary				
Availability	No – Owner intention unknown				
Suitability	Yes – No policy constraints, site part of existing urban area, narrow shape of plot and TPOs are main constraints to capacity				
Achievability	Yes – Desirable location, financial viability of current use makes redevelopment for housing attractive				
Estimate of Potential (gross)	4 Units	Potential Density	13.3 dph		
Conclusion	A deliverable site subject to owner intention being determined				

Desktop Included Sites	Submitted 2008		1			
		Weymouth & Portland Borough Council				
		Site Reference Number:		4/15	1/15/0005	
		Site Nar	me	Garage Site		
		Site Address Merley Road		ad &	& Portland Road	
		Unconstrained Site Area (ha)			0.23	
		Developable Site Area (ha)			0.23	
		Ward		Wyke Regis		
		Previou	ously Developed Land?			Yes
A Crown copyright 2008 All rights reserved. Waymouth and Boffland Borough Sounbil Licence Number 1000 3590		Current	Land Use	Mixed Ligh	nt Ind	ustrial Units
Planning Status						
Planning History	None for residential us	e				
Current Planning Status	None					
Ownership	Multiple ownership - mixed industrial units					
Constraints	Mitigation					Mitigation
Topography/Ground Condition	Level site					None
Flood Risk	Low flood risk					None
Access	Narrow access from Portland Road and Merley Road,					Road widening required.
Contamination	5 5 71				Would need further investigation	
Existing Infrastructure	Site is served by existing services,					May require improved sewerage.
Townscape/Character Adjacent Uses	Site surrounded by medium density housing. None					
Relevant Planning Policy	Within Development B	oundary				
<u> </u>	· ·	<u> </u>				
Availability	No – Owner intention unknown					
Suitability	Yes – Good accessibility to services, no overriding constraints. Subject to Employment Land Review					
Achievability	Yes – Desirable location for development					
Estimate of Potential (gross)	7 Units		Potential Den	sity		30.4 dph